



Southwold Drive,
Beechdale, Nottingham
NG8 1PB

£180,000 Freehold



A two-bedroom mid-terrace property in a convenient location.

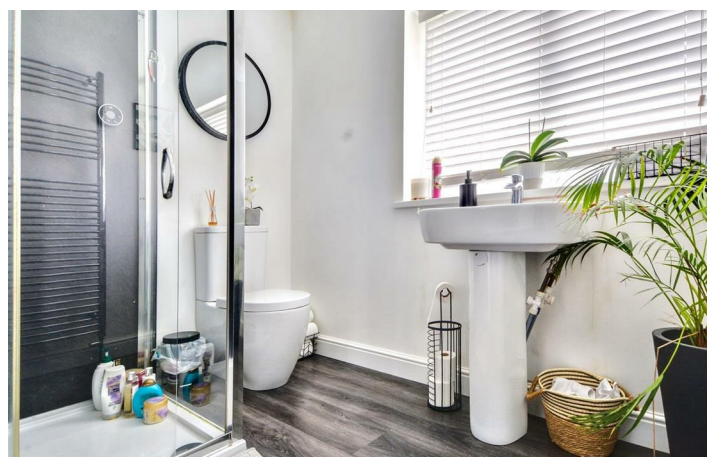
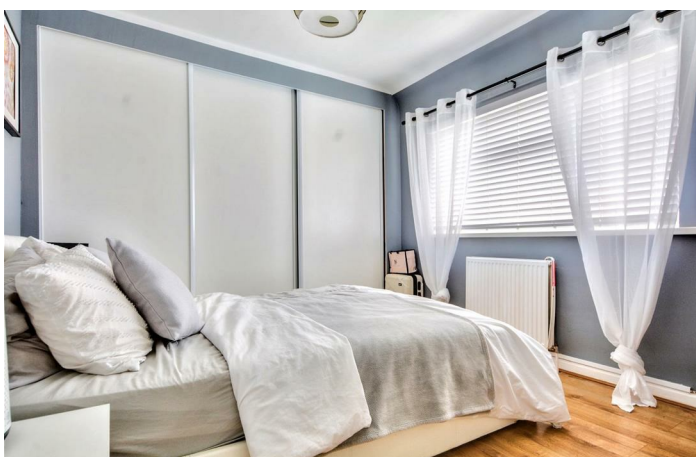
Situated a short distance away from Nottingham City Centre, you are within close proximity to a wide variety of local amenities including shops, public houses, healthcare facilities, and excellent transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance space, lounge and open plan kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and a bathroom.

Outside the property to the front is a lawned garden with footpath to the front door. The enclosed rear is primarily lawned with a decking seating area.

With UPVC double glazed windows throughout with gas central heating this property is well worthy of an early internal viewing.



Entrance Hall

Composite door, through to entrance space with laminate flooring.

Lounge

14'5" x 11'1" (4.41m x 3.38m)

Reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Kitchen

17'11" x 8'3" (5.47m x 2.52m)

A range of wall and base units with work surfacing over and tiled splashbacks, one sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, tiled flooring, two UPVC double glazed window and French doors to the rear garden.

First Floor Landing

Stairs from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One

12'1" x 9'8" (3.69m x 2.96m)

Double bedroom with laminate flooring, radiator, UPVC double glazed window to the front aspect, fitted wardrobes and storage cupboard.

Bedroom Two

9'10" x 9'8" (3.02m x 2.97m)

Double bedroom with laminate flooring, radiator and UPVC double glazed window to rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a walled garden, with lawned space and a paved footpath to the front door. The enclosed rear is then primarily lawned with a decked seating area and hedged boundary.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

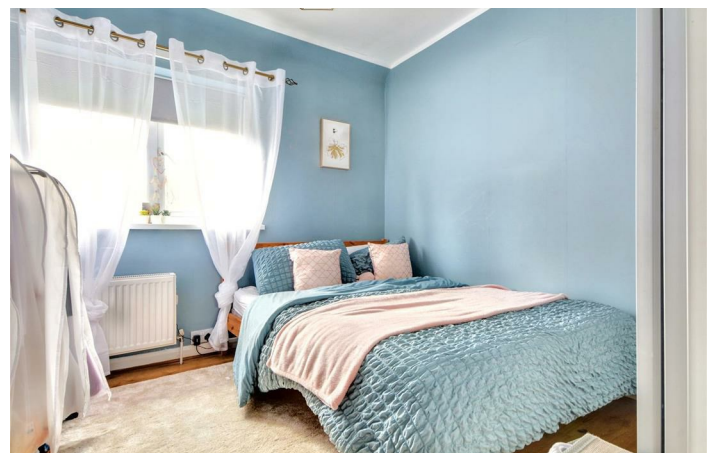
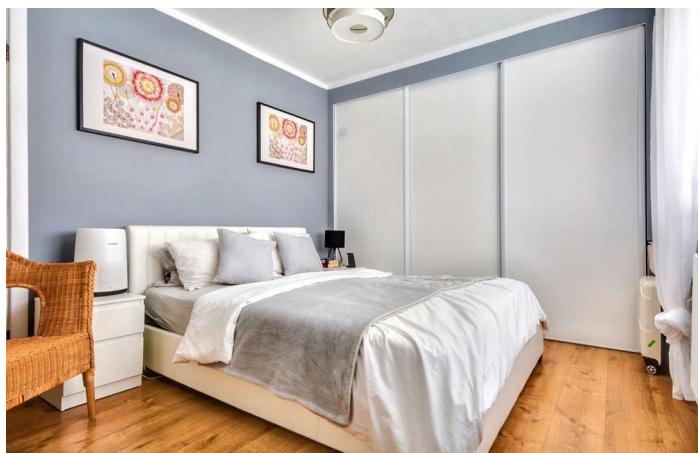
Planning Permissions/Building Regulations: None

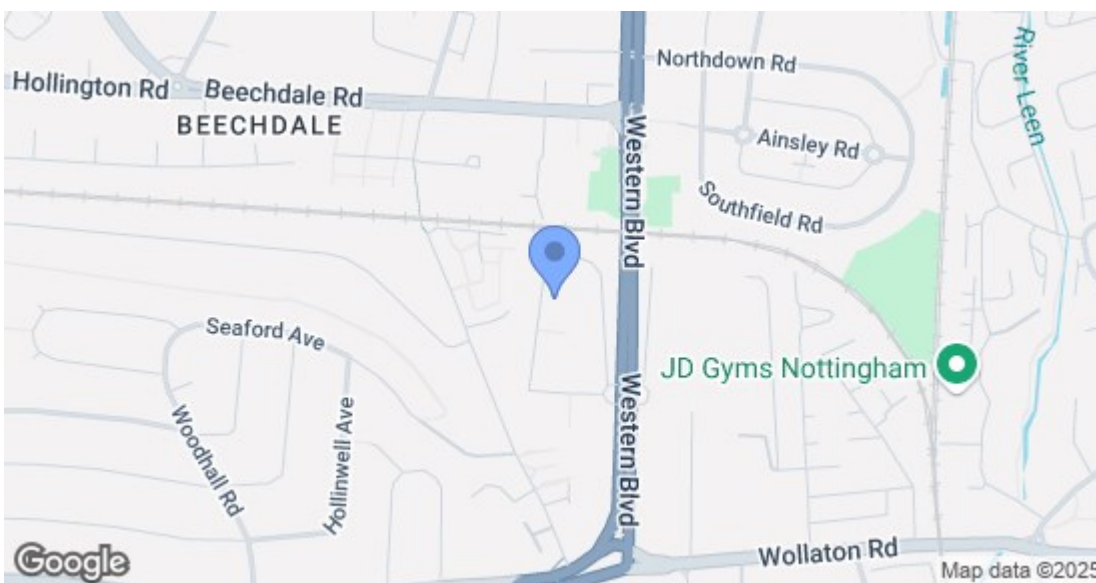
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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