



Southwold Drive,  
Beechdale, Nottingham  
NG8 1PD

**£230,000 Freehold**



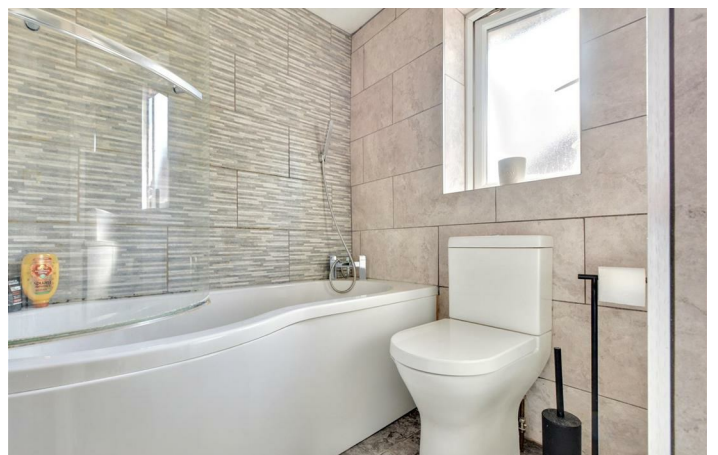
Situated in Beechdale, you are surrounded by local amenities including shops, supermarkets, schools, healthcare facilities and transport links, all whilst being just a short journey away from Nottingham City Centre and the QMC.

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 hall, living room, kitchen and ground floor bathroom. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a block paved driveway with ample off-street parking for multiple cars leading to the garage and gated side access. The large enclosed rear garden is primarily lawned with a paved seating area.

With the advantage of gas central heating, and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance space with laminate flooring.

### Living Room

14'7" x 11'0" (4.46m x 3.37m )

A reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed window to the front aspect.

### Kitchen

11'8" x 8'4" (3.56m x 2.56m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, two UPVC double glazed windows and composite door to the rear garden.

### Downstairs WC

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, heated towel rail and UPVC double glazed window to the rear access.

### First Floor Landing

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, heated towel rail and UPVC double glazed window to the rear access.

### Bedroom One

12'0" x 9'7" (3.68m x 2.94m )

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom Two

9'11" x 9'7" (3.03m x 2.93m )

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

### Bedroom Three

7'11" x 6'10" (2.43m x 2.10m )

Bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above, fully tiled walls, heated towel rail and UPVC double glazed window to the side access.

### Garage

16'4" x 7'7" (5.00m x 2.32m )

Double opening garage door with power points.

### 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

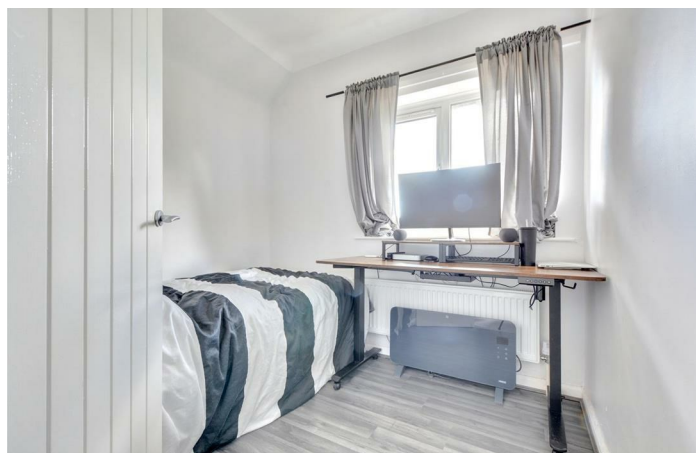
Accessibility/Adaptions: None

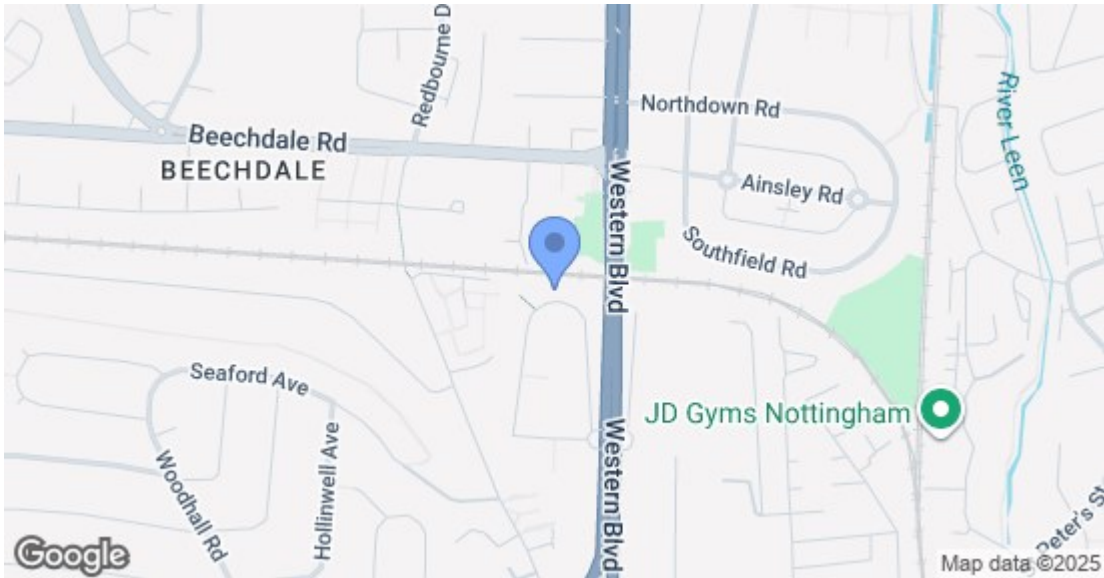
Does the property have spray foam in the loft?: No

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		86
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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