

Southfield Road,  
Beechdale, Nottingham  
NG8 3PL

**£240,000 Freehold**



A lovely three-bedroom, mid-terrace property with a large rear garden and driveway to the front.

Situated just a short distance away from Nottingham City Centre, you are conveniently placed with access to a wide range of local amenities including schools, shops, supermarkets, public houses, healthcare facilities and transport links.

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

In brief the internal accommodation comprises: entrance hall, lounge, kitchen and downstairs WC. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside to the front is a low maintenance gravelling garden with a paved driveway with ample-road parking for one car standing. The large enclosed rear garden, is primarily lawned with a paved seating area and offers a fantastic space for future developments, subject to the relevant planning permissions being granted.

Having been well maintained by the current homeowner for 60 years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through the the entrance hall with radiator and useful storage cupboard.

### Lounge

17'11" x 12'9" (5.48m x 3.91m )

A carpeted reception room, with radiator, gas fire, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

### Kitchen

11'3" x 11'4" (3.44m x 3.46m )

A range of wall and base units with breakfast bar and work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric double oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, radiator, tiled flooring and UPVC double glazed window and door out to the rear garden.

### Downstairs WC

Fitted with a low flush WC, wash-hand basin, and UPVC double glazed window to the front aspect.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the front aspect.

### Bedroom One

10'7" x 8'11" (3.24m x 2.73m )

A carpeted double bedroom, with radiator and two UPVC double glazed windows to the front aspect.

### Bedroom Two

11'4" x 9'4" (3.46m x 2.86m )

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

### Bedroom Three

8'10" x 8'9" (2.71m x 2.67m )

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC,

pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### Outside

To the front is a gravelled garden with a walled frontage and paved driveway providing off-road parking. To the rear of the property there is a well-maintained private and enclosed garden which is primarily lawned with a paved seating area and brick built storage.

### 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.





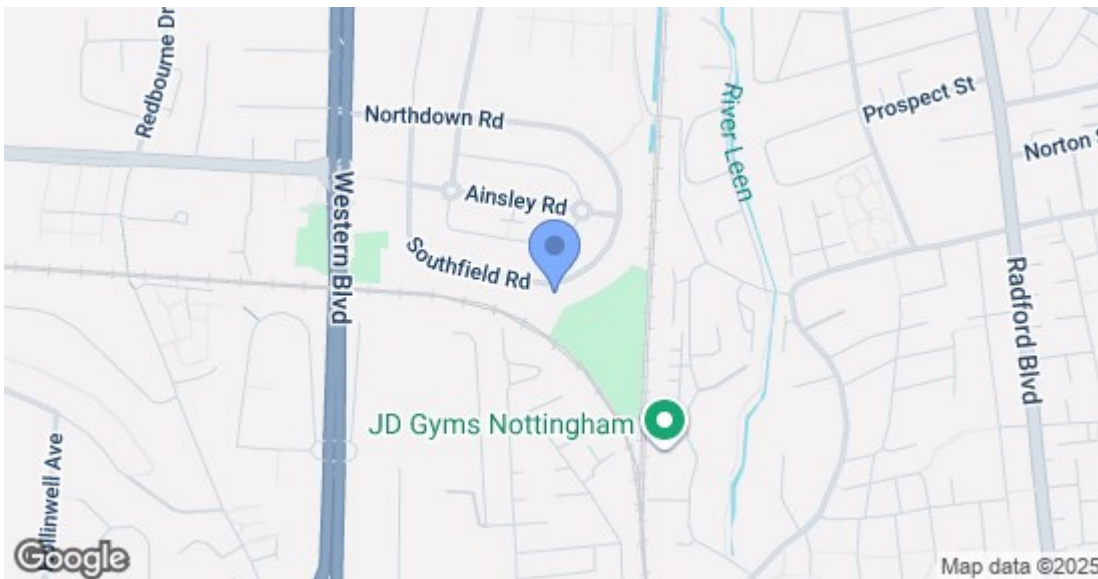
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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