



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.

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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Beech Avenue, New Basford, NG7

 3
  1
  2
  EPC

Asking Price: £180,000 - £190,000

Freehold

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Whitegates Nottingham - Sherwood
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**Beech Avenue, New Basford,
NG7 7LQ**

3 bedrooms
1 bathroom
2 reception rooms

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£190,000**

- PERIOD PROPERTY/ THREE DOUBLE BEDROOMS/ GARAGE/ ORIGINAL FEATURES/ CLOSE TO CITY CENTRE/ CLOSE TO NCT TRAMS/ PRIVATE GARDENS/ THREE STORIES/ TWO RECEPTION ROOMS/ SOUGHT AFTER LOCATION

A truly unique family home built in 1864, this semi-detached property offers three double bedrooms over three stories and boasts characterful features throughout.

A rare opportunity to acquire a home with stunning original attributes balanced with a modern finish.

Situated within walking distance to Sherwood high street and close to local transport routes to Nottingham City centre including NCT trams services.

In brief the property comprises an inviting entrance hall, two reception rooms, spacious kitchen and sunroom all to the ground floor.

To the first floor, two double bedrooms and family bathroom with four-piece suite.

To the second floor, third double bedroom semi-vaulted ceiling and reclaimed wooden bannister.

Externally, a privately enclosed garden with paved driveway, lawn area and small vegetable patch.

Call now to arrange a viewing.

Entrance Hall

Enter via original stained-glass door into an inviting entrance hall with access to first floor.

Lounge

13'2" x 13'2" (4.01m x 4.01m)

Large living area with original fireplace and carpeted flooring.

Dining Room

13'2" x 12' (4.01m x 3.66m)

Second reception room with carpeted flooring and access to kitchen

Kitchen

12' x 8'9" (3.66m x 2.67m)

Lined with a range of wooden wall and base units with inset Belfast sink and free standing gas cooker with access to sun room.

Sun Room

12'10" x 8'5" (3.9m x 2.57m)

Ideal addition to the property offering ample space to become games room, sun room, office space or just storage space. Stunning feature glass window with reclaimed lever mechanism.

Bedroom 1

13'2" x 13'2" (4.01m x 4.01m)

Double bedroom with window to front aspect.

Bedroom 2

12'3" x 10' (3.73m x 3.05m)

Double bedroom with window to rear aspect.

Bathroom

Well appointed, large family bathroom with four piece suite comprising rolled-top bath, walk-in shower cubicle, wash hand basin and low level flush W.C.

Bedroom 3

21'6" x 13'7" (6.55m x 4.14m)

Attic bedroom with semi-vaulted ceiling, window to front aspect and reclaimed wooden bannister recycled from a church Pugh.

Garden

Well maintained garden predominantly laid to lawn with vegetable patch, seating area, paved driveway all privately enclosed with brick-built wall.

