



**DavidJames**  
the estate agent

**Besecar Avenue, Gedling, Nottingham, NG4 4DP**

**Guide Price £240,000**



# About This Property

This semi-detached home, situated at the entrance of a cul-de-sac in Gedling, boasts three bedrooms, with the first two equipped with fitted wardrobes. As you step inside, you'll be greeted by an entrance hall leading to a lounge adorned with laminate flooring and an electric fire set within a fireplace. The adjacent dining room features more laminate flooring and a bay window overlooking the front of the property. There is also a UPVC conservatory with tiled flooring and access to the rear garden. The kitchen also benefits from a utility room and an outdoor store. Upstairs, there is a modern bathroom with a white suite and a separate shower cubicle equipped with an electric shower. Practical amenities include combination gas central heating and majority UPVC double glazing throughout, with the exception of the utility window. Outside, a tandem driveway offers convenient off-road parking, while a garage and a rear garden featuring two patio areas completes the outdoor space.



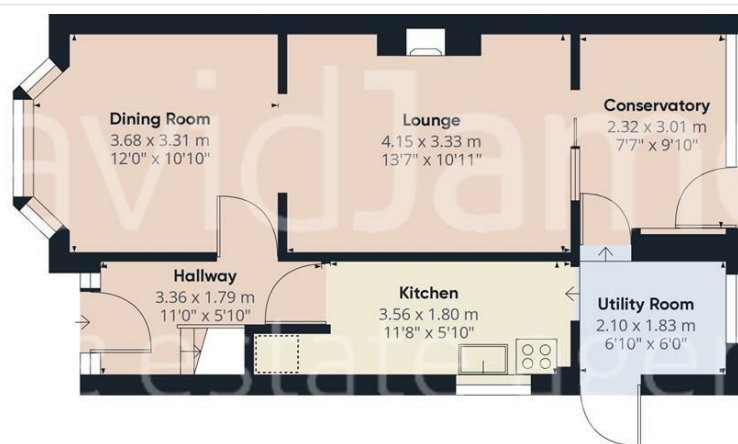
- Traditional style semi detached house nestled at the start of a small cul-de-sac
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall
- Lounge with laminate flooring and electric fire set to a fireplace
- Dining room with laminate flooring and bay window to the front elevation
- UPVC conservatory with tiles flooring and part glazed door providing access to the rear garden
- Kitchen with a range of base and eye level units, utility room with outside store
- Modern first floor bathroom/Wc with white suite and separate shower cubicle with electric shower
- Combination gas central heating, majority UPVC double glazing (except utility window)
- Tandem driveway provides off road parking, garage, lawned rear garden with two patio areas



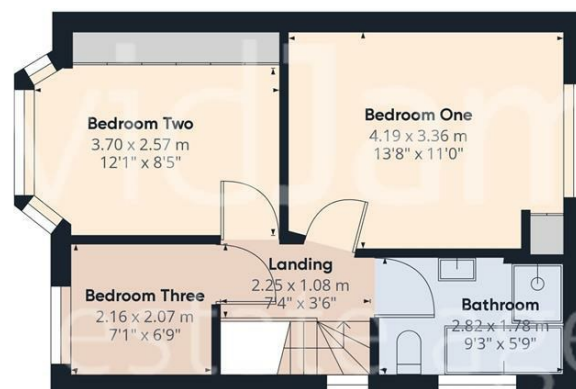








Floor 0



Floor 1



Approximate total area\*\*  
87.1 m<sup>2</sup>  
937.5 ft<sup>2</sup>

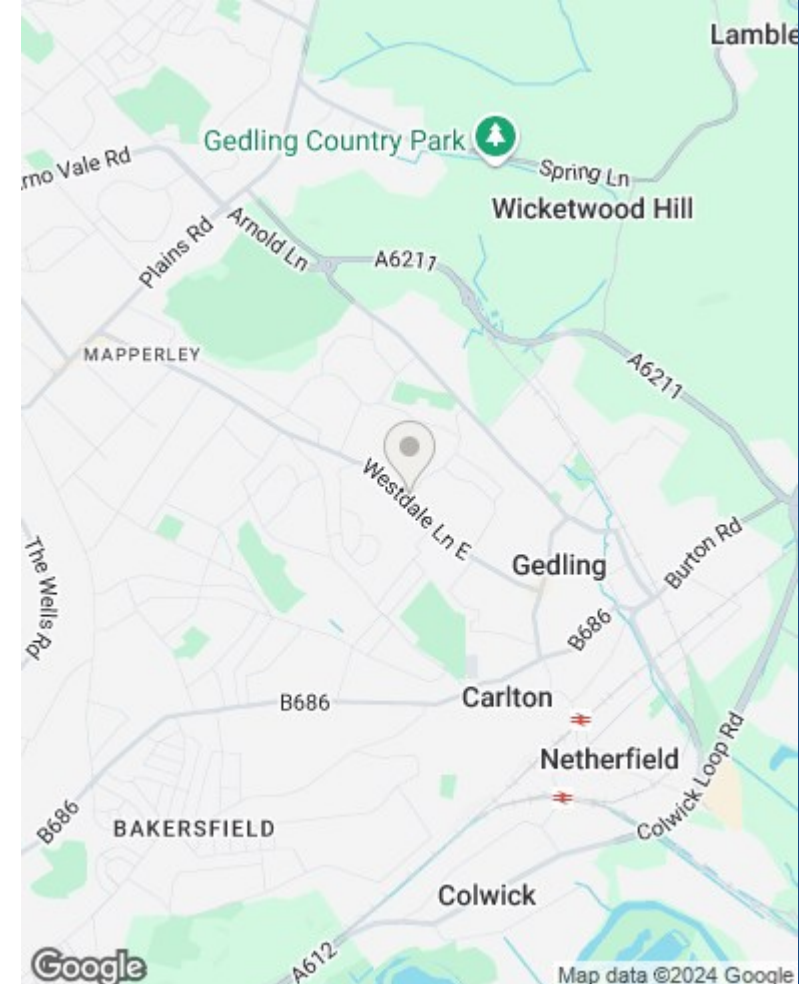
Reduced headroom  
0.44 m<sup>2</sup>  
4.76 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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