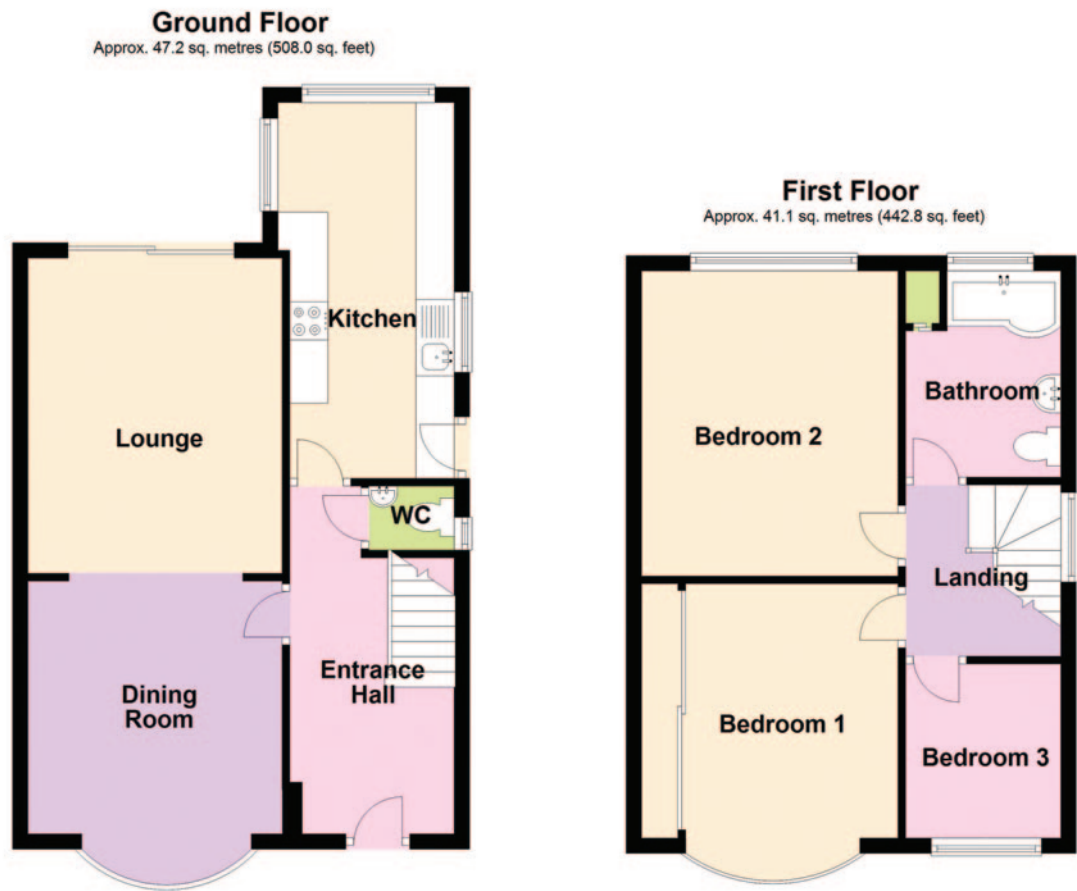


# Beechdale

Ennismore Gardens  
Nottingham NG8 3LJ



## Property floor plan & measurements



### GROUND FLOOR

**Lounge**  
4.11m x 3.33m  
(13'6" x 10'11")

**Dining Room**  
3.32m x 3.33m  
(10'11" x 10'11")

**Kitchen**  
4.93m max x 2.31m max  
(16'2" max x 7'7" max)

**WC**  
1.12m x 0.84m  
(3'8" x 2'9")

### FIRST FLOOR

**Bedroom One**  
3.33m plus bay x 2.79m  
(10'11" plus bay x 9'2")

**Bedroom Two**  
3.99m x 3.36m  
(13'1" x 11'0")

**Bedroom Three**  
2.28m x 2.03m  
(7'6" x 6'8")

**Bathroom**  
2.69m max x 2.03m max  
(8'10" max x 6'8" max)

88.3 sq metres  
(950.7 sq feet)

Total  
Area  
(Approx)

Nottingham  
City Council

Band  
C

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:  
W A Barnes Ltd: £60 including VAT.  
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).  
MoveWithUs Limited: £188 including VAT (average).

(A)

Guide Price

£250,000

Detached House

3 bedrooms

EPC Rating

D (55)

Tenure

Freehold

Arnold Branch

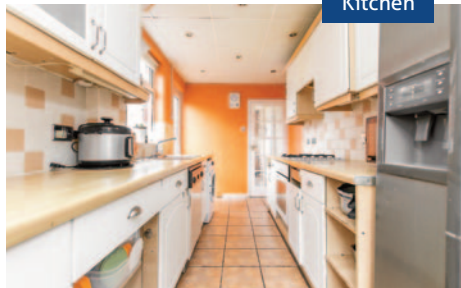
102 Front Street t 0115 955 5550 e arnold@david-james.com

www.david-james.com





Hall



Kitchen



Cloaks/WC



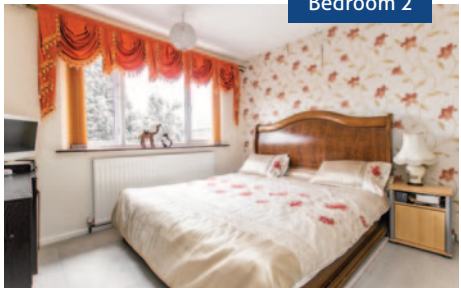
Garden



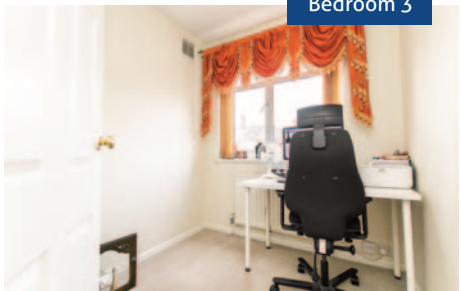
Lounge



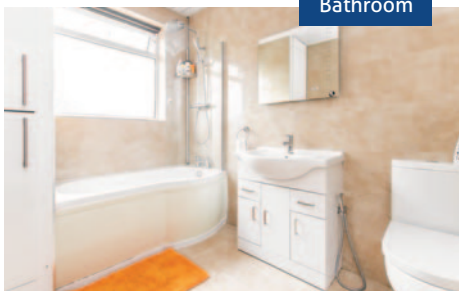
Bedroom 1



Bedroom 2

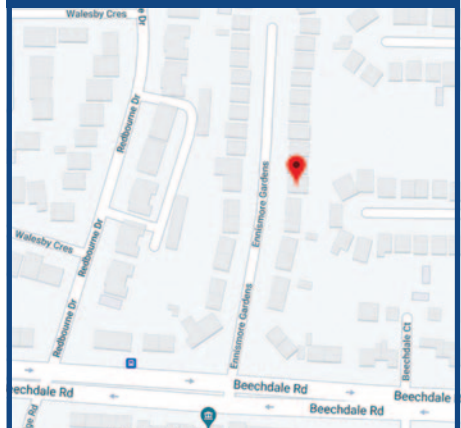


Bedroom 3



Bathroom

## Location Map



Please note that the pin on the map may not show the exact location of the property

## Key Features

- ✓ Traditional-style detached family home
- ✓ Three bedrooms (master with fitted wardrobes)
- ✓ Spacious lounge with feature fireplace
- ✓ Adjoining dining room
- ✓ Kitchen with integrated appliances
- ✓ Entrance hall with cloakroom/WC
- ✓ First floor modern family bathroom with white suite
- ✓ Gas central heating and UPVC double glazing
- ✓ Low maintenance rear garden with former carport/covered patio area
- ✓ Generous driveway provides parking

## Summary

**VIEWING HIGHLY RECOMMENDED!**

A three bedroom traditional-style detached family home with easy access to the ring road and Queens Medical Centre.

There's a spacious lounge with feature fireplace, adjoining dining room, kitchen with integrated appliances and an entrance hall with cloakroom/WC whilst upstairs, the bedrooms are complemented by a modern bathroom with three piece white suite.

Outside, the property enjoys a driveway providing off-street parking, low maintenance rear garden and carport/covered patio area.

## Stamp Duty Rates

First time purchase
<b>£0.00</b>
Buying your next home
<b>£0.00</b>
Additional or buy to let property
<b>£7,500.00</b>

For more information visit [www.david-james.com/stampduty](http://www.david-james.com/stampduty)