



DavidJames
the estate agent

Beckhampton Road, Bestwood Park, Nottingham, NG5 5NG

Guide Price £170,000

About This Property

This charming mid-terrace house, recently redecorated and with new flooring throughout, offers an inviting opportunity for first-time buyers or buy-to-let investors and is available with no upward chain!

The home welcomes you with an entrance hall leading to a spacious lounge/dining room, featuring sliding patio doors that open to a well-maintained garden, complete with a patio seating area perfect for outdoor relaxation. The heart of the home is the fitted kitchen, equipped with a breakfast bar, integrated oven, hob, and extractor. Adjacent to the kitchen is a versatile utility space which could alternatively function as a home office space.

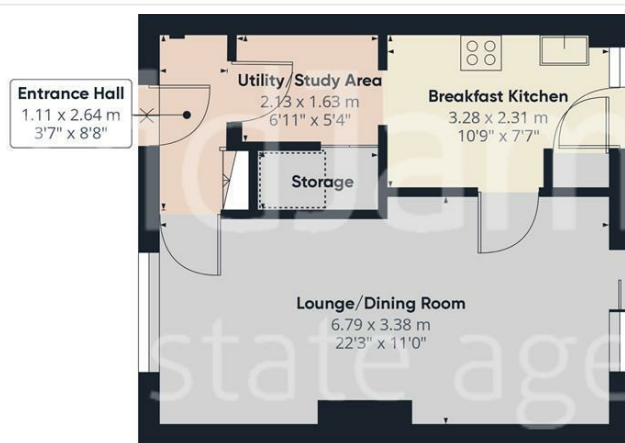
Upstairs, three bedrooms await, two of which include built-in wardrobes providing ample storage. The complementing bathroom is then equipped with a two-piece suite and electric shower, alongside a separate WC for added convenience.

The location of this superb home offers easy access to frequent bus services to the city, local shops, schools and the scenic Bestwood Country Park, all within walking distance. With no upward chain, this property is ready for immediate move-in!

- Mid-terrace house
- Recently redecorated with new flooring and carpets
- An ideal first-time buy or investment purchase
- No upward chain
- Spacious lounge/dining room with sliding patio doors
- Fitted kitchen with adjoining utility/home office area
- Three bedrooms
- First floor bathroom with separate WC
- Enclosed rear garden with patio seating area
- A short walk from shops, a variety of schools and frequent bus services







Approximate total area[†]
74.15 m²
798.12 ft²

Reduced headroom
0.8 m²
8.61 ft²

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: A
Nottingham City Council
Freehold

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