



29a Besecar Avenue, Gedling - NG4 4DP

Guide Price **£250,000**

DavidJames
the estate agent



29a Besecar Avenue

Gedling, Nottingham

Located at the entrance of a cul-de-sac in Gedling and close to local amenities, this well-presented 3 bed semi-detached home offers generous parking and comfortable living space across two floors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Traditional style semi detached house nestled at the start of a small cul-de-sac
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Recently plastered and pleasantly decorated entrance hall and stairs
- 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







DavidJames
the estate agent

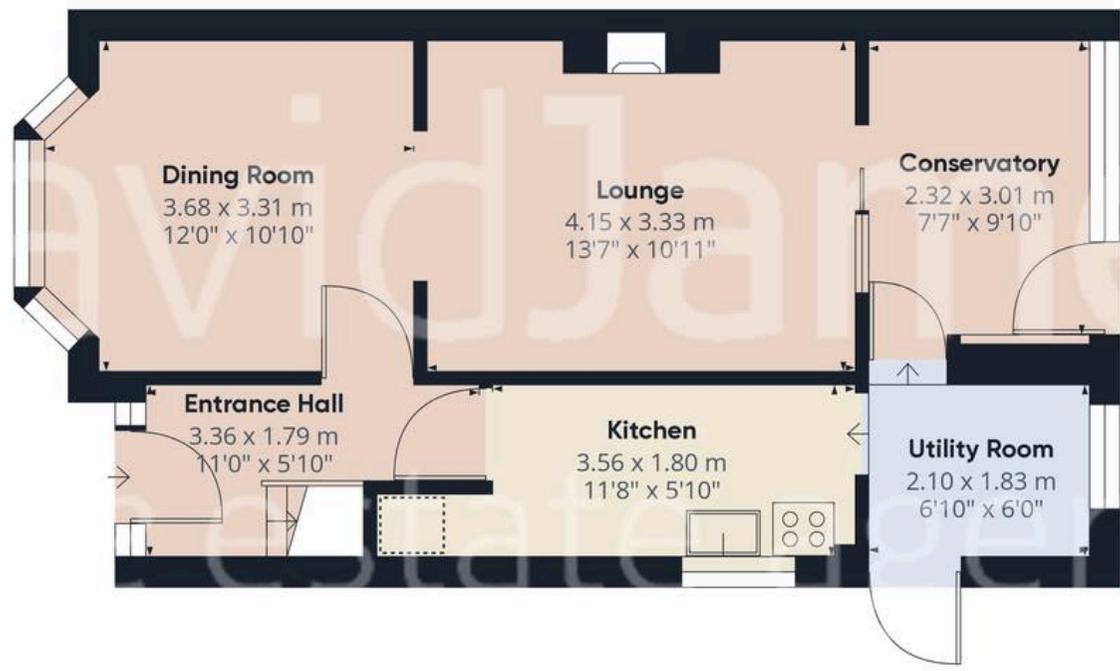


DavidJames
the estate agent



DavidJames
the estate agent





Floor 0



Floor 1

Approximate total area⁽¹⁾

87.1 m²
937.5 ft²

Reduced headroom

0.44 m²
4.76 ft²

(1) 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.



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.