



**68 Beckhampton Road, Nottingham – NG5 5LF**

Guide Price **£170,000**

**DavidJames**  
the estate agent





## 68 Beckhampton Road

Nottingham, Nottingham

3-bed semi-detached home in Bestwood Park with modern kitchen, spacious lounge, 3 beds and a low-maintenance garden plus parking. Ideal for families with great transport links and local amenities!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached house
- Convenient location with frequent bus routes and shops on the doorstep
- An ideal first-time buy or investment purchase, sold with no upward chain
- Good-sized lounge
- Dining kitchen with white units and integrated oven and hob
- Three bedrooms
- Bathroom/WC with white suite and electric shower
- Combination gas central heating and UPVC double glazing
- Low maintenance rear garden with gravelled patio area and artificial lawn
- Driveway provides off-street parking















Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

72.95 m<sup>2</sup>

785.24 ft<sup>2</sup>

**Reduced headroom**

0.71 m<sup>2</sup>

81.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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