



15 The Beeches, Nottingham - NG3 6NH

Guide Price £175,000

DavidJames
the estate agent



15 The Beeches

Nottingham

NO CHAIN! Well-presented 3 bed townhouse within easy reach of Carlton's amenities! Featuring a lounge, open-plan dining kitchen and an enclosed rear garden. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

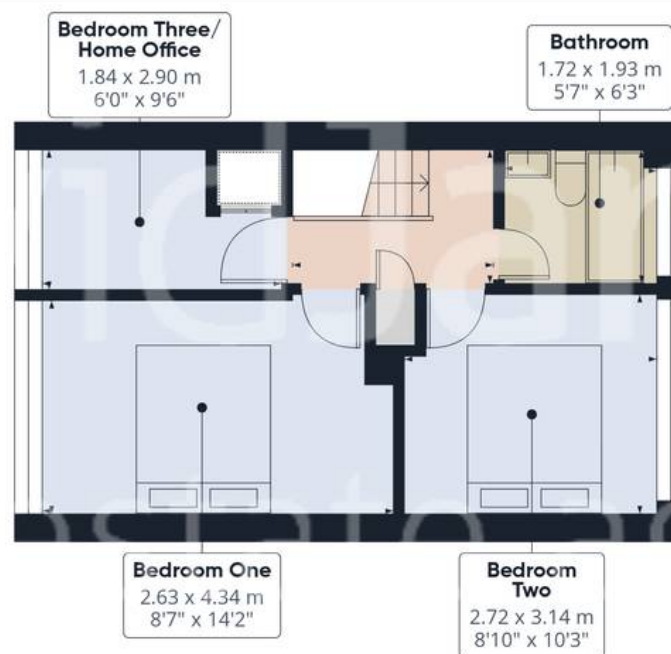
- Mid-townhouse offered with no upward chain
- Ideal purchase for families, first-time buyers or buy-to-let investors
- Well-presented throughout with modern décor
- Within easy reach of Carlton's nearby amenities and frequent buses to Nottingham City Centre
- Bright and spacious lounge with wood-effect flooring
- Modern dining kitchen with French doors and integrated cooking appliances
- Three well-proportioned bedrooms
- Contemporary bathroom with a white three-piece suite and an electric shower
- Attractive front garden with picket fencing
- Enclosed rear garden with patio, lawn, large timber shed and an established tree-lined aspect for additional privacy







Floor 0



Floor 1



Approximate total area⁽¹⁾

63.2 m²

680 ft²

Reduced headroom

1.2 m²

13 ft²

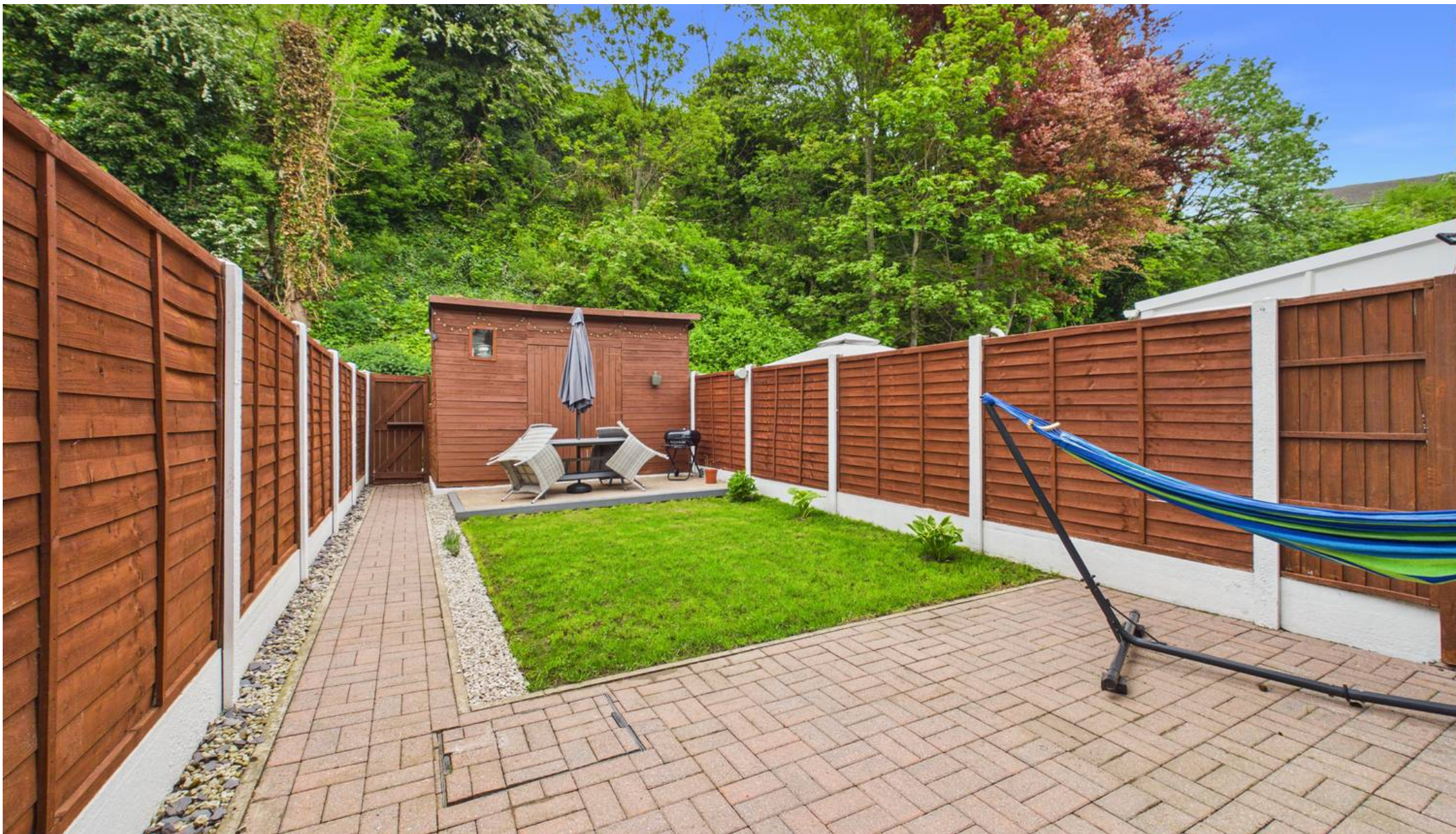
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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