



18 Beech Avenue, Netherfield – NG4 2FU

Guide Price **£160,000**

DavidJames
the estate agent



18 Beech Avenue

Netherfield, Nottingham

NO CHAIN! 2 bed mid-terrace home with lots of potential – ideal for investors or first-time buyers! A short walk from Netherfield's amenities and transport links to Nottingham City Centre! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Mid-terrace house
- Offered to the market with no upward chain
- Tucked away at the end of a no-through-road just a short walk from Netherfield's amenities and transport links
- An ideal purchase for investors and first-time buyers looking to personalise
- Two reception rooms (lounge and separate dining room)
- Fitted kitchen with an integrated hob and space for a variety of freestanding appliances
- Two first-floor double bedrooms (plus a versatile dressing area/study space)
- First floor bathroom with a three-piece suite
- Modern Worcester boiler with wireless thermostat controls
- South-westerly facing and low-maintenance rear garden with an established tree-lined backdrop



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Approximate total area⁽¹⁾
86 m²
924 ft²

Reduced headroom
0.6 m²
6 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.

GIRAFFE360



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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.