



20 Beech Avenue, New Basford – NG7 7LL

Guide Price **£250,000**



20 Beech Avenue

New Basford, Nottingham

CHAIN FREE! Three-storey home near the City Centre with bright interiors featuring 3 beds, 2 reception rooms, modern kitchen & bathroom with westerly garden. A superb home or investment addition!

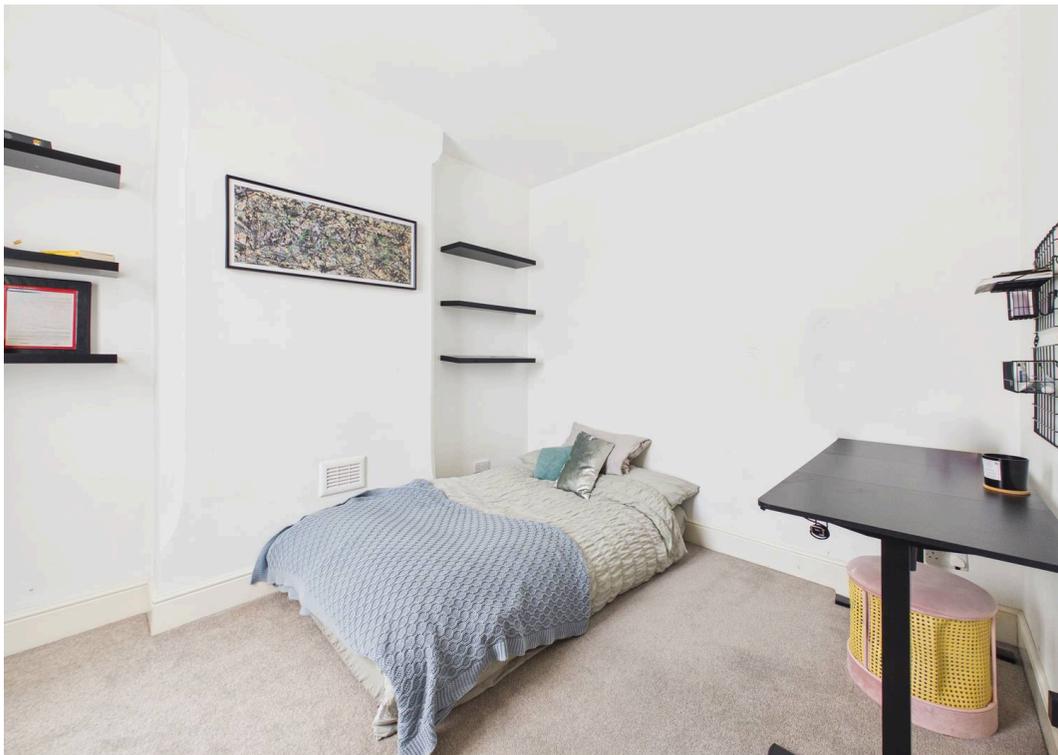
Council Tax band: A

Tenure: Freehold

- Charming three-storey period link semi-detached with no onward chain
- Central location close to City Centre amenities and transport links
- Versatile home ideal for first time buyers, families or those seeking an investment
- Bright and spacious bay-fronted lounge with feature fireplace
- Good-sized dining room with French doors and garden access to rear
- Modern kitchen with gloss units and range of integrated appliances
- Three well-proportioned bedrooms (over two floors)
- Generously sized main bedroom with decorative traditional-style coving
- Contemporary three-piece bathroom suite with vanity basin
- Westerly rear garden with good-sized patio and lawn









Floor -1



Floor 0

Approximate total area⁽¹⁾

113.1 m²

1217 ft²

Reduced headroom

0.4 m²

4 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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Floor 1



Floor 2





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