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**24 BEAUVALE ROAD**  
**THE MEADOWS**  
**NOTTINGHAMSHIRE**  
**NG2 2EX**



**GUIDE PRICE £190,000 - £210,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000

**TENURE**

Freehold

- Bay Fronted Terraced Property
- Two Reception Rooms
- Recently Refitted Kitchen
- Three Bedrooms
- Spacious Bathroom
- Separate W.C
- Enclosed Rear Garden
- Perfect First Home or Investment

## **24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE**

**A fantastic opportunity to purchase a three-bedroom, three storey home in the sought-after Meadows area. The property is within easy walking distance of the waterside embankment and benefits from excellent transport links for the city centre.**

**The property briefly comprises to ground floor; two reception rooms and kitchen. To the first floor is two double bedrooms, family bathroom and separate WC. To the second floor is a further double bedroom. To the outside of the property is an enclosed rear garden.**

**The property benefits from having gas central heating, good sized rooms throughout as well as providing excellent commuter links to Nottingham City Centre and West Bridgford.**

**This lovely home is being sold with no upward chain and offers spacious accommodation throughout. Viewing is recommended to fully appreciate everything this property has to offer.**

### **HALLWAY**

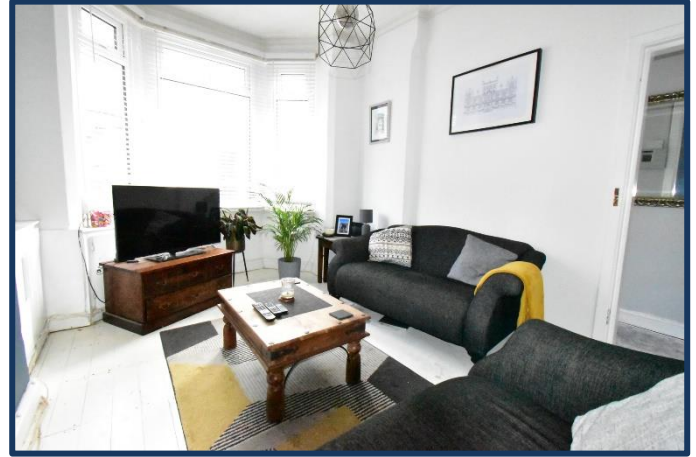
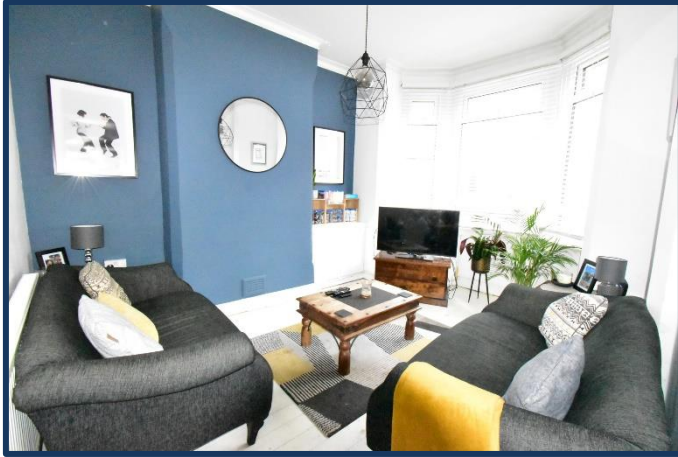
A light and airy entrance which gives access to lounge and dining room.



## 24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE

### LOUNGE

**13' 7" x 10' 9"** A fabulous living room with exposed wooden flooring, ceiling coving, double glazed bay fronted window, radiator, metre cupboard, ceiling light point and power points.



### DINING ROOM

**12' x 11' 6"** A second good-sized reception room with exposed wooden flooring, UPVC double glazed window to rear, radiator, ceiling light point and power points.



## 24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE

### KITCHEN

9' 8" x 8' 5" Recently refitted the kitchen has been fitted with contemporary deVol units with bright worktops and coordinated tiled splashback, integrated electric oven, four point electric hob with extractor over, space for fridge freezer, 1.5 bowl sink with chrome mixer tap, ceiling light points and window to side aspect and door to the rear garden.



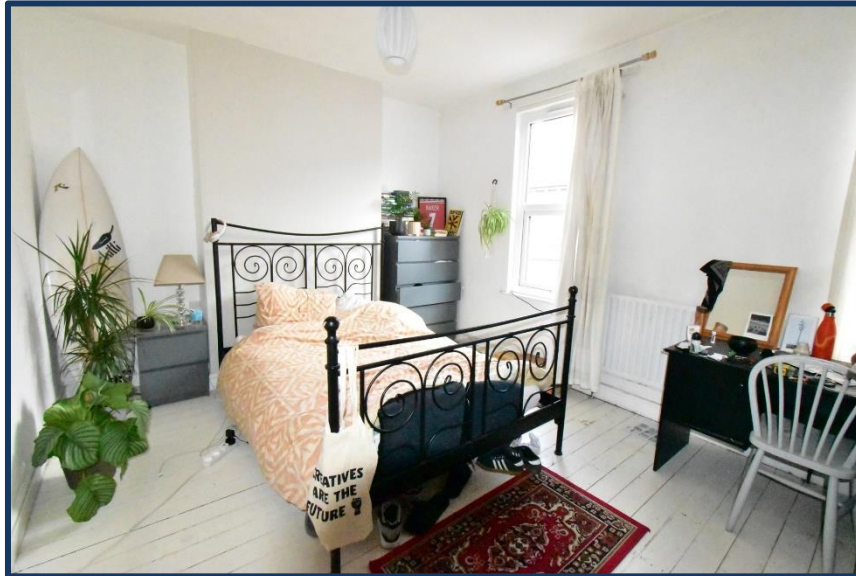
## 24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE

### STAIRS TO FIRST FLOOR LANDING

Stairs leading to first floor balustraded landing giving access to two of the three bedrooms along with the bathroom and W.C

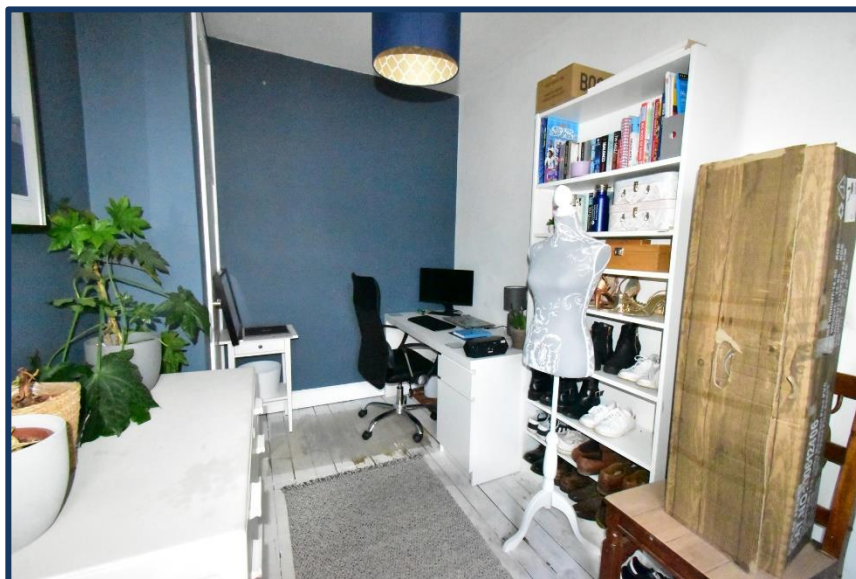
### BEDROOM TWO

14' 1" x 10' 11" A large double bedroom with plenty of space for bedroom furniture with exposed wooden flooring, two double glazed windows to front affording this room plenty of light, radiator, ceiling light point and power point.



### BEDROOM THREE

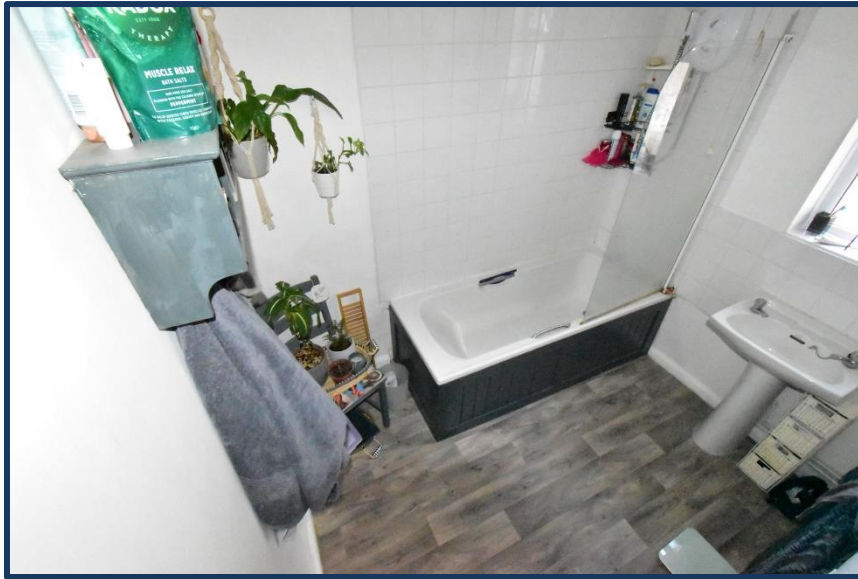
12' 2" x 8' 8" Another good-sized bedroom albeit currently set up as a home office. There is exposed wooden flooring, radiator, ceiling light point and window to the rear.



**24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE**

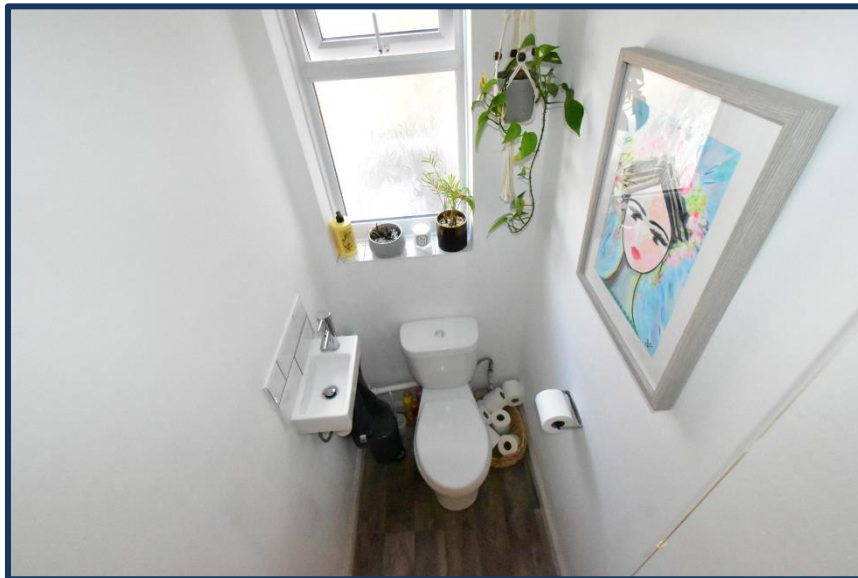
**BATHROOM**

A spacious family bathroom comprising panelled bath with shower over and glazed shower screen, pedestal wash basin, radiator and opaque window to side aspect.



**W.C.**

This property has the advantage of a separate W.C with close coupled W.C, wall mounted wash hand basin, ceiling light point and window to the side.



## 24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE

### STAIRS TO FIRST FLOOR LANDING

Stairs leading to the second floor opening to a stunning space running the full length of the property.

### BEDROOM ONE

**19' 4" x 13'** A large double bedroom with space for a king size bed and bedroom furniture, there is a ceiling light point, exposed wooden flooring, radiator, window to the front and access to roof space.



### GARDEN

This west facing garden benefits from being fully enclosed and offers a low maintenance space to enjoy outside dining with access to out-houses.



**24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE**

**ADDITIONAL INFORMATION**

**Council Tax Band:** A

**Local Authority:** Nottingham City Council

**Local Primary School:** Welbeck Primary School/Victoria Primary School

**Local Secondary School:** The Becket School

**Stamp Duty on Asking Price:** £1,500 (This will vary if buying as a second home/investment property.)

(Floor plan and energy performance rating to follow)



## **24 BEAUVALE ROAD, THE MEADOWS, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.