



Fletcher Road, Beeston, Nottingham NG9 2EL

£1,150 PCM

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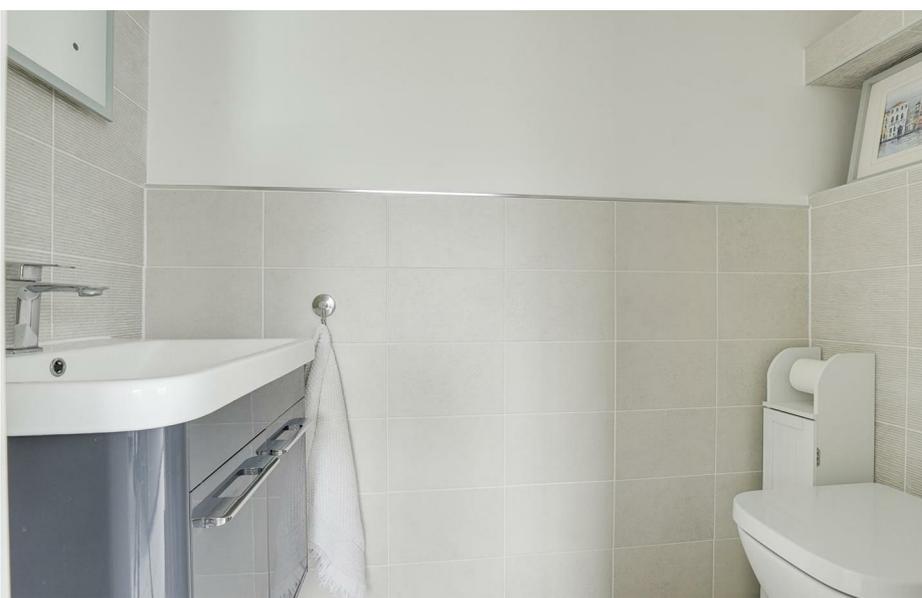


ONE OF A KIND...

This immaculately presented, one-of-a-kind two-bedroom quadrant townhouse offers modern, neutral décor and spacious accommodation throughout. Perfectly suited for couples or working professionals, the home is ideally located in the highly sought-after area of Beeston, with excellent access to shops, eateries and transport links to Nottingham City Centre. The ground floor features a stylish open-plan kitchen/living-dining area, complete with integrated appliances and a convenient downstairs WC. Upstairs, there are two generously sized bedrooms served by a contemporary three-piece bathroom suite. Externally, the property benefits from two allocated parking spaces and a private, low-maintenance garden with a paved seating area and decorative planters — ideal for summer. Offered unfurnished, this exceptional home will be available for occupancy in early June.

MUST BE VIEWED!





- Quadrant House
- Two Bedrooms
- Open Plan Kitchen/Living-Dining Area
- Downstairs WC
- Modern Three Piece Bathroom Suite
- Ample In-Built Storage
- Enclosed Low-Maintenance Garden
- Allocated Parking For Two Cars
- Sought After Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Kitchen/Living-Diner

20'0" x 13'0" max (6.12m x 3.97m max)

The living room has wood effect laminate flooring, recessed ceiling spotlights, in-built storage cupboard, provides access to the downstairs WC, a range of UPVC double glazed windows and a single composite door providing access into the accommodation and is open plan to the kitchen/diner

The kitchen has wood effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with an electric hob, splashback and an over hood extractor fan, integrated microwave, undermount sink and a half with a recessed drainer and mixer taps, integrated dishwasher, space for a dining table and chairs and a UPVC double glazed window

WC

2'10" x 6'1" (0.87m x 1.87m)

This space has wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, vanity washbasin with mixer taps and an extractor fan

FIRST FLOOR

Landing

The landing has carpeted flooring, loft hatch, smoke alarm in-built storage cupboard and provides access to the first floor accommodation

Master Bedroom

9'7" x 11'11" (2.93m x 3.64m)

The main bedroom has carpeted flooring, recessed ceiling spotlights, vertical radiator, fitted triple wardrobe and a range of UPVC double glazed windows

Bedroom Two

10'9" x 7'2" (3.28m x 2.19m)

The second bedroom has carpeted flooring, vertical radiator and a UPVC double glazed window

Bathroom

9'1" x 5'4" (2.79m x 1.63m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, extractor fan, low level dual flush WC, vanity washbasin with mixer taps,

double walk in shower enclosure with a wall mounted mains-fed shower and a shower over with a shower screen, wall mounted heated chrome towel rail and a UPVC double glazed obscure window

OUTSIDE

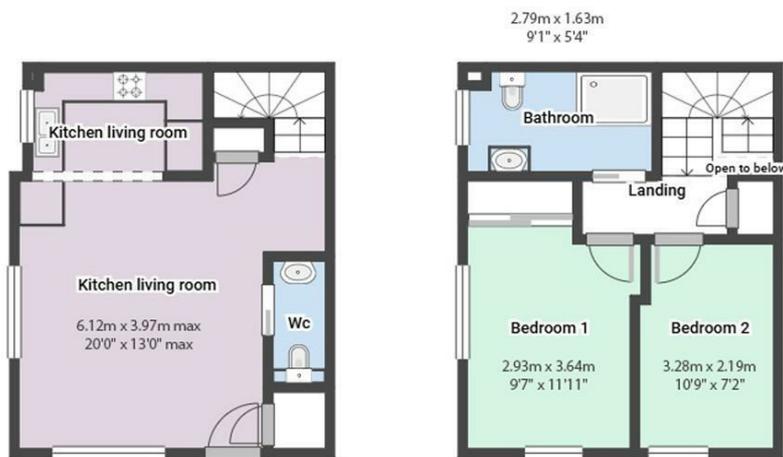
Outside to the front is allocated parking spaces for two cars with an enclosed garden with a paved seating area, a range of planters, with a fence and wall surround and steps leading to the accommodation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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