



Appleton Road  
Beeston Rylands, Nottingham NG9 1NE

**£200,000**

A chalet style three bedroom semi-detached house with front and rear gardens.





A chalet style three bedroom semi-detached house with front and rear gardens.

Offered to the market with chain free vacant possession and in need of renovation and modernisation this property is considered a perfect opportunity for a range of potential purchasers to upgrade to suit their own personal needs and requirements.

In brief the internal accommodation comprises: Entrance hallway, kitchen/diner and lounge to the ground floor with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front the property benefits from a primarily lawned garden with a range of mature shrubs and concrete driveway which leads down the side to the rear where you will find a patio area and a variety of mature trees and shrubs.

Situated in a sought after and convenient residential location just a short distance from a range of local shops and amenities including schools, transport links and Beeston marina, an early internal viewing comes highly recommended.



### Entrance Hallway

With UPVC double glazed front door and window, storage cupboard and doors to the lounge and kitchen/diner.

### Kitchen/Diner

15'10" reducing to 8'4" x 10'9" reducing to 7'8" (4.84 reducing to 2.55 x 3.28 reducing to 2.34)

With a sink with drainer, worksurface, space for a fridge freezer and cooker, two UPVC double glazed windows to the rear and one to the side, two storage cupboards, two radiators and UPVC double glazed door to the rear.

### Lounge

15'10" x 11'10" (4.84 x 3.62)

With UPVC double glazed windows to the front and side, gas fire, two radiators and stairs to the first floor.

### First Floor Landing

With airing cupboard housing the hot water cylinder, loft hatch and doors to the three bedrooms and bathroom.

### Bedroom One

11'8" x 9'6" (3.58 x 2.91)

With built in storage cupboards, UPVC double glazed window to the front and radiator.

### Bedroom Two

10'8" x 9'6" (3.26 x 2.92)

With UPVC double glazed window to the front and radiator.

### Bedroom Three

7'5" x 5'11" (2.28 x 1.81)

With UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising panelled bath with hand held shower over, pedestal wash hand basin, WC, tiled splashbacks, radiator and UPVC double glazed window to the rear.

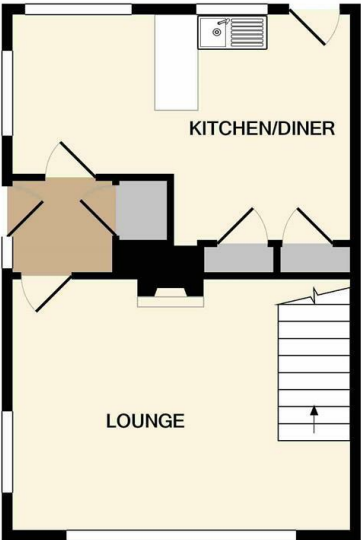
### Outside

To the front the property benefits from a primarily lawned garden with a range of mature shrubs and concrete

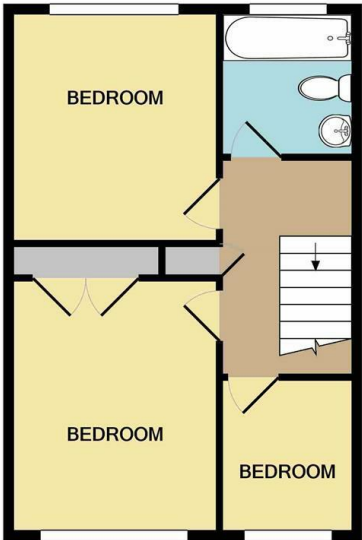
driveway which leads down the side to the rear where you will find a patio area and a variety of mature trees and shrubs.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	48	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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