



Anslow Avenue,  
Beeston, Nottingham  
NG9 2SW

**£185,000 Freehold**



A traditional three-bedroom mid terrace property with the benefit of no upward chain.

Situated in a convenient location, you are within close proximity to Beeston High Street and only a short bus journey away from Nottingham City Centre, meaning you have a wide range of amenities close by including shops, bars, restaurants and Nottingham University and the Queens Medical Centre.

The recently refurbished property is considered a fantastic opportunity for a large variety of buyers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance space, living room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

The house is accessed down a footpath, meaning all parking is on street. Outside the property both the front and rear garden are lawned.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the carpeted entrance space.

### Living Room

13'6" x 11'7" (4.14m x 3.55m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Kitchen

13'3" x 6'6" (4.06m x 2.00m )

A range of wall and base units with work surfacing over, breakfast bar and tiled splashbacks, one and half bowl sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fitting for freestanding washing machine and access to pantry cupboard housing the fridge freezer.

### Rear Lobby

Wooden door to the rear garden.

### First Floor Landing

Access to loft hatch and doors leading to the bathroom and three bedrooms.

### Bedroom One

9'9" x 9'9" (2.99m x 2.98m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

9'11" x 8'7" (3.04m x 2.64m )

Carpeted room, with radiator and UPVC double glazed window to the rear aspect and access to the boiler cupboard.

### Bedroom Three

6'6" x 6'1" (1.99m x 1.87m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with tap shower fittings, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is a lawned garden with hedged boundaries and footpath to the front door. The rear garden is also lawned with a shed and hedged boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

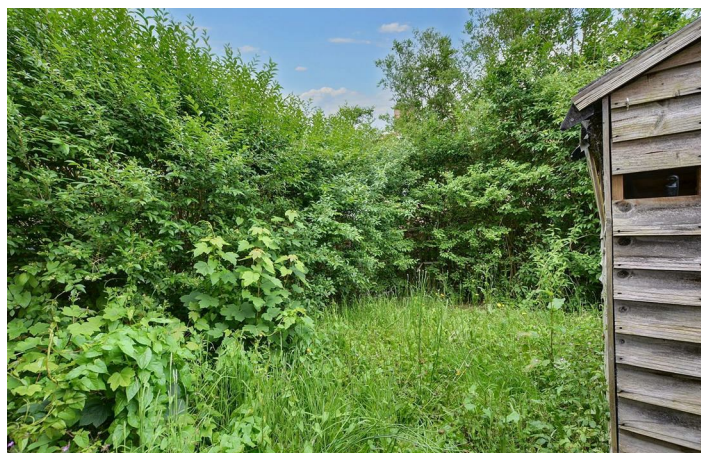
Rights and Easements: None

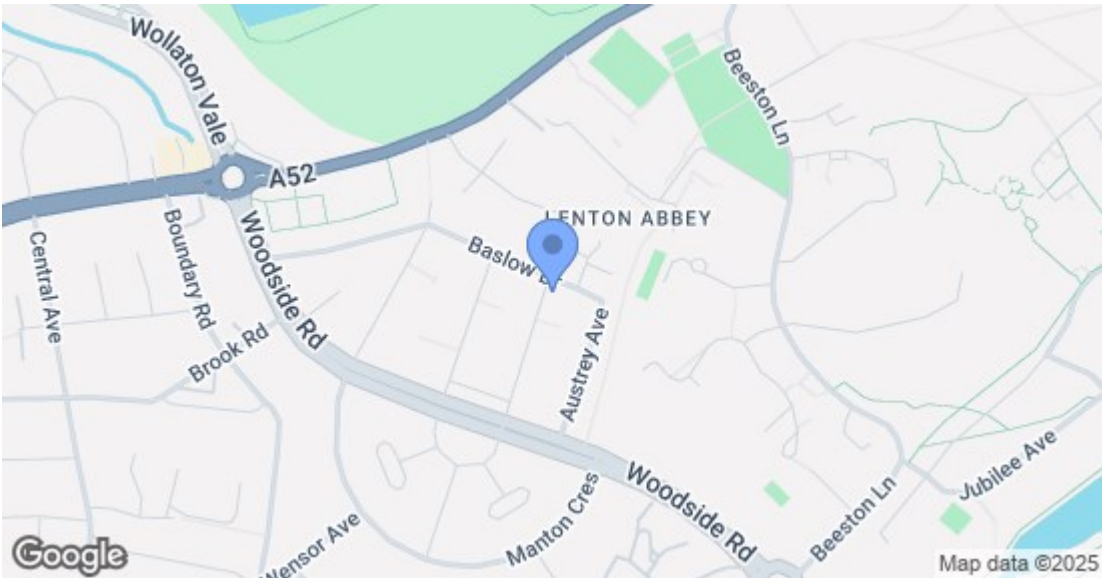
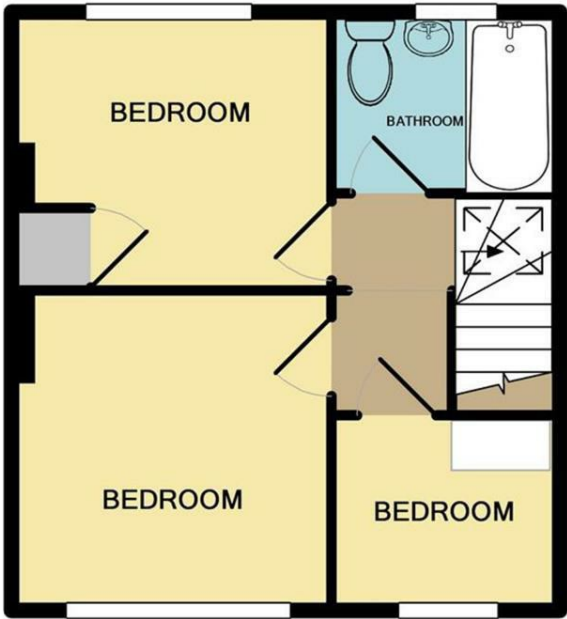
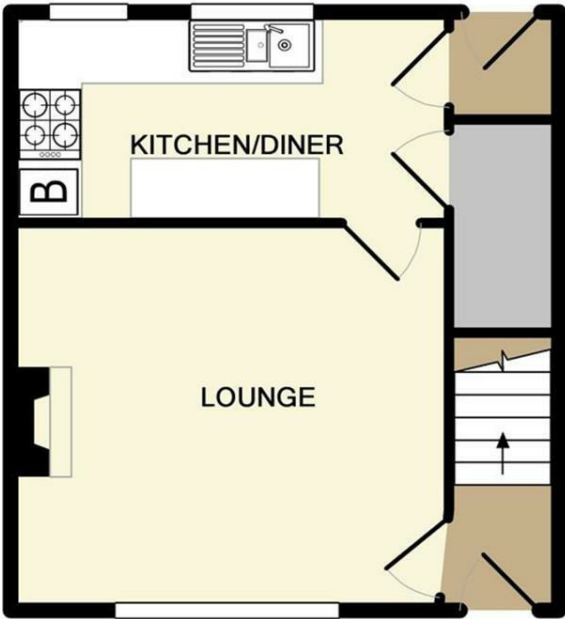
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 59      |           |
| (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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