



Beeston Road,  
Dunkirk, Nottingham  
NG7 2JQ

**£310,000 Freehold**



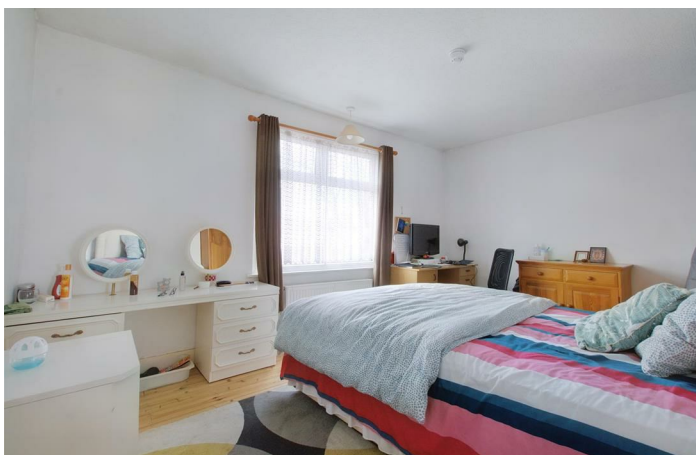
A traditionally styled extended three/four bedroom mid terrace house currently being used as a HMO.

Displaying potential for further development (subject to the necessary consents) this well presented property is an excellent investment opportunity currently with four rooms let out for £1250 pcm with tenancies running until 9th September 2023.

In brief, the internal accommodation comprises: Entrance hallway, bedroom, open plan living/diner and kitchen. Rising to the first floor are three further bedrooms and bathroom.

Outside the property has mature gardens with stocked beds and borders to both front and rear and a parking space.

Occupying an extremely convenient residential location, well placed for easy access to the QMC and Nottingham University as well as local shops and excellent transport links such as the NET tram, this great property is well worthy of viewing.



#### Entrance Hallway

A UPVC double glazed entrance door leads to hallway with radiator and stairs off to first floor landing.

#### Bedroom One

12'9" x 11'10" (3.90 x 3.61)

With UPVC double glazed bay window, exposed floorboards, radiator and Adam style fire surround.

#### Sitting Room

17'7" x 10'11" (5.37 x 3.33)

With radiator, under stairs cupboard, electric fire and stone style surround.

#### Dining Area

8'10" x 10'4" (2.70 x 3.15)

With UPVC double glazed patio doors leading to the rear garden and radiator.

#### Kitchen

10'2" x 6'0" (3.10 x 1.84)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, electric cooker, plumbing for a washing machine, further appliance space, tiled flooring, radiator and UPVC double glazed window.

#### Bedroom Two

14'7" x 10'10" (4.46 x 3.32)

With UPVC double glazed window with further secondary glazing and radiator.

#### Bedroom Three

10'11" x 8'8" (3.33 x 2.65)

With UPVC double glazed window and radiator.

#### Bedroom Four

8'7" x 7'11" (2.64 x 2.43)

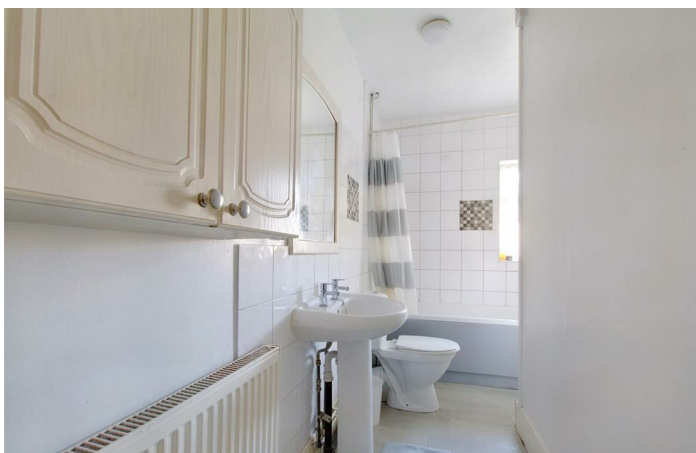
With UPVC double glazed window and radiator.

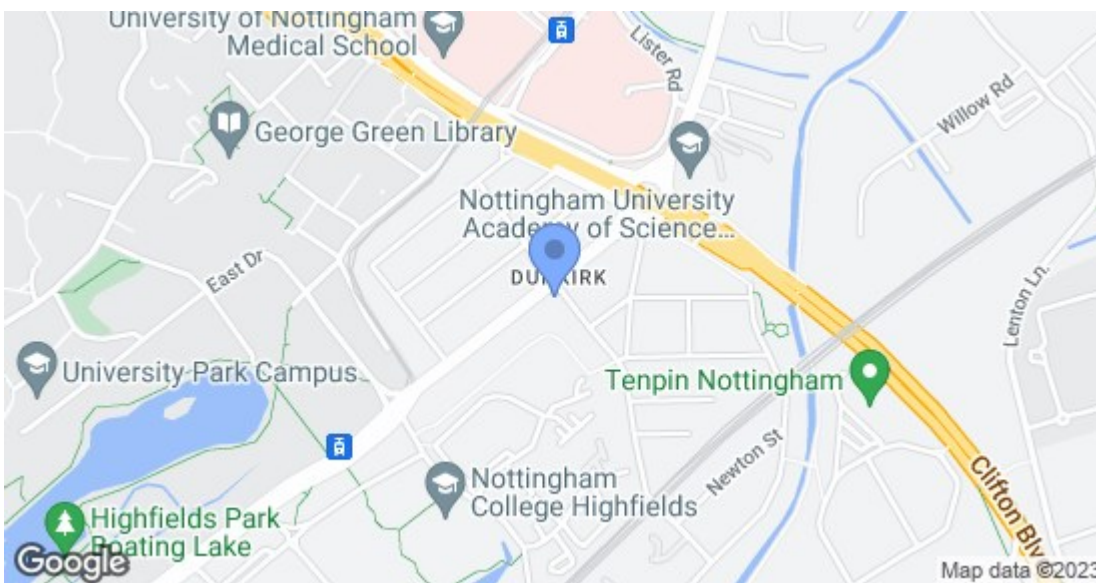
#### Bathroom

With a three piece suite comprising WC, pedestal wash hand basin, bath, part tiled walls, UPVC double glazed window, radiator and airing cupboard housing the Worcester boiler.

#### Outside

To the front the property has an established and mature garden with shrubs and a parking space. A shared entrance leads along the side of the property to the rear. To the rear the property has a generous and mature garden with a yard area, various well stocked beds and borders with shrubs and trees and a timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details 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.