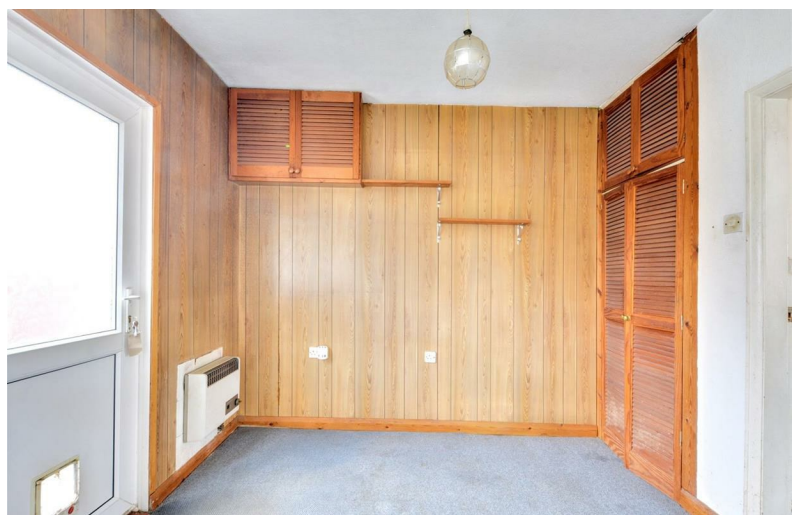




Robinet Road,  
Beeston, Nottingham  
NG9 1GP

**£200,000 Freehold**





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

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a property, this could include first time purchasers, 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 diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a gated front garden. The rear is primarily lawned with a paved seating area and fenced boundaries.

Offered to the market with UPVC double glazing throughout, this property is well worthy an early internal viewing.



#### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall.

#### Lounge

13'0" x 12'11" (3.97m x 3.96m )

A carpeted reception room, with electric fireplace and UPVC double glazed bay window to the front aspect.

#### Kitchen Diner

15'11" x 10'6" (4.86m x 3.22m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and taps. Space and fittings for freestanding appliances to include cooker, washing machine and fridge freezer, access to the pantry cupboard and UPVC double glazed window and door to the rear garden.

#### First Floor Landing

Carpeted landing space with access to the loft hatch.

#### Bedroom One

16'1" x 11'0" (4.92m x 3.37m )

carpeted double bedroom, with fitted wardrobes and UPVC double glazed window to the front aspect.

#### Bedroom Two

10'1" x 9'0" (3.08m x 2.76m )

A carpeted double bedroom, with cupboard housing the water tank and UPVC double glazed window to the rear aspect.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls and UPVC double glazed window to the rear aspect.

#### Outside

To the front of the property is a fenced garden with flower beds and gated footpath to the front door. The enclosed rear garden is primarily lawned, with paved driveway and fenced boundaries.

#### Disclaimer:

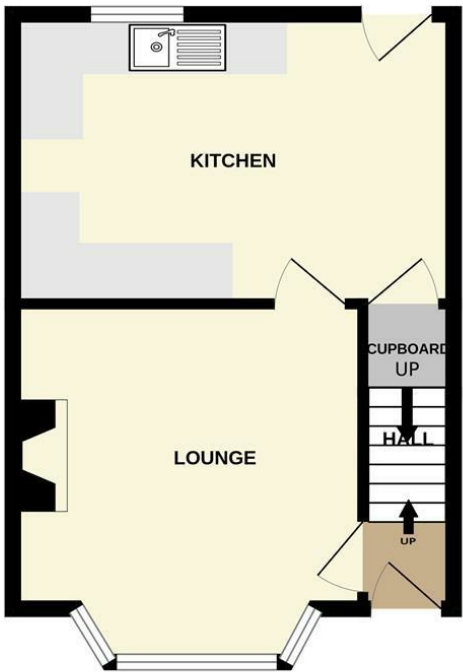
These details and Key facts are for guidance only and

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.

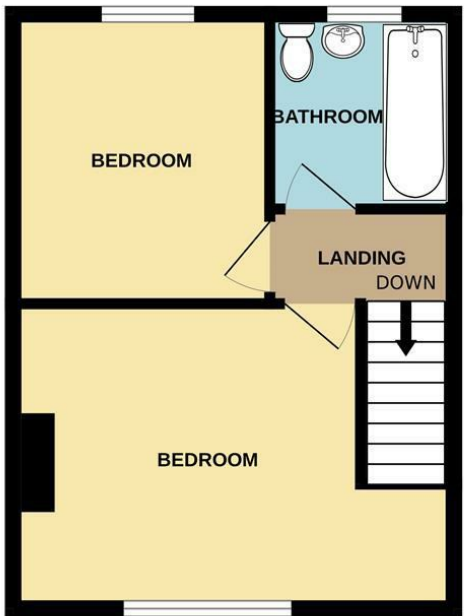




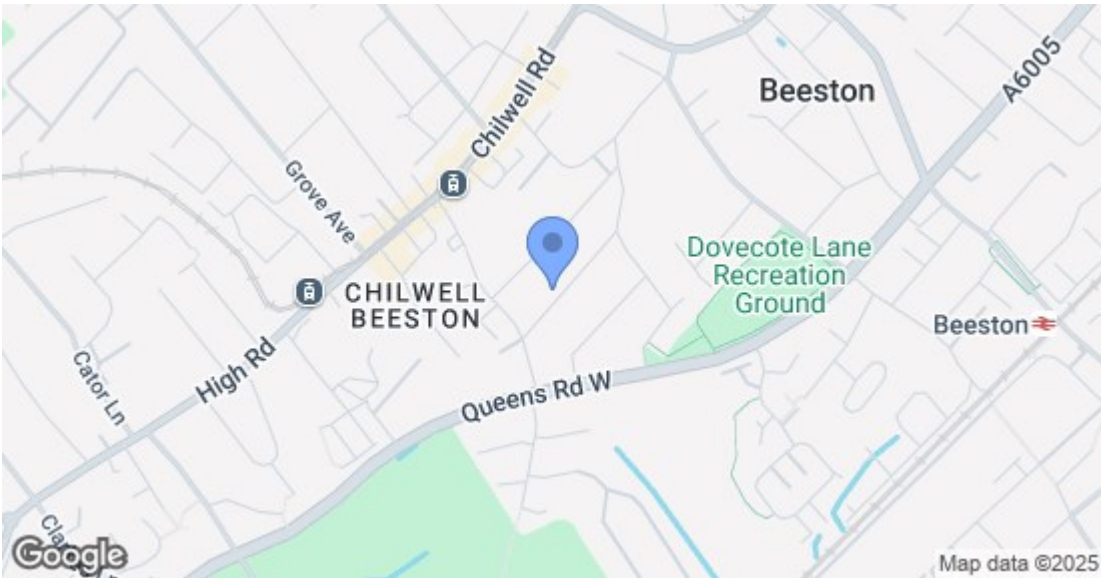
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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                                                     |         | 86        |
| (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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