



Peveril Road,  
Beeston, Nottingham  
NG9 2HU

**£250,000 Freehold**



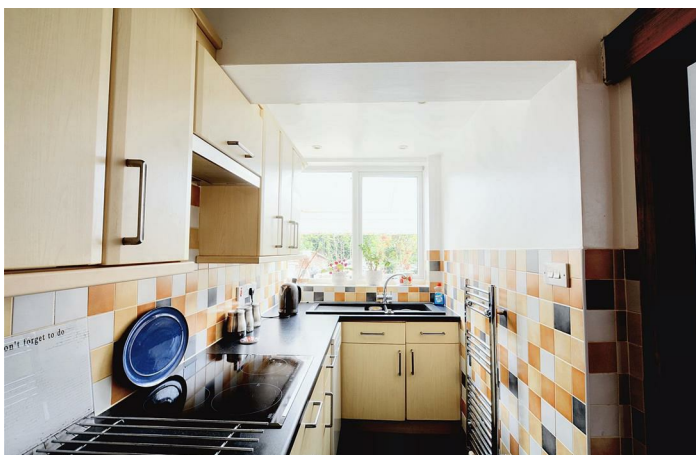
A lovely two bedroom, semi detached property with no upward chain.

Situated just a short walk to Beeston High Road, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. This lovely property would be considered an ideal opportunity for a large variety of purchasers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance Hall, open plan living dining room, kitchen, conservatory and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms and family bathroom. Bedroom one was previously two bedrooms and this could easily be converted back with a partition wall.

Outside to the front of the property there is a driveway and gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of no upward chain, this property is well worthy of an internal viewing in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, wooden flooring and radiator.

### Open Plan Living Dining Room

20'9" x 10'8" (6.33m x 3.27m )

A carpeted reception room with two radiators, UPVC double glazed window to the front and UPVC double glazed sliding door to the conservatory.

### Kitchen

13'6" x 6'8" (4.13m x 2.05m )

A range of wall and base units with work surface over and tiled splash backs, one and half bowl sink with drainer, inset electric oven and hob. space and fittings for freestanding appliances to include fridge and dishwasher and washing machine. Wall mounted boiler. UPVC double glazed window to the rear aspect.

### Conservatory

10'3" x 9'3" (3.14m x 2.82m )

UPVC construction , carpet flooring and UPVC double glazed door to the footpath.

### Downstairs WC

Fitted with a low level WC, wash hand basin and tiled walls.

### First Floor Landing

UPVC double glazed window to the side and useful loft access.

### Bedroom One

17'5" x 10'5" (5.31m x 3.18m )

A carpeted double bedroom with two radiators, two UPVC double glazed windows to the front and fitted wardrobes.

### Bedroom Two

10'10" x 10'8" (3.31m x 3.27m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and fitted wardrobes.

### Bathroom

7'7" x 6'8" (2.33m x 2.05m )

Incorporating a three piece suite comprising; low flush

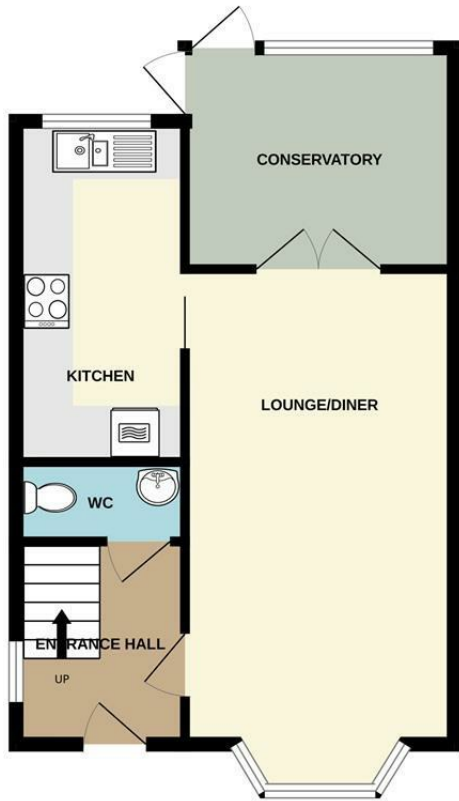
WC, wash hand basin and walk in mains powered shower, fully tiled walls and flooring, wall mounted heated towel rail and UPVC double glazed window to the rear.

### Outside

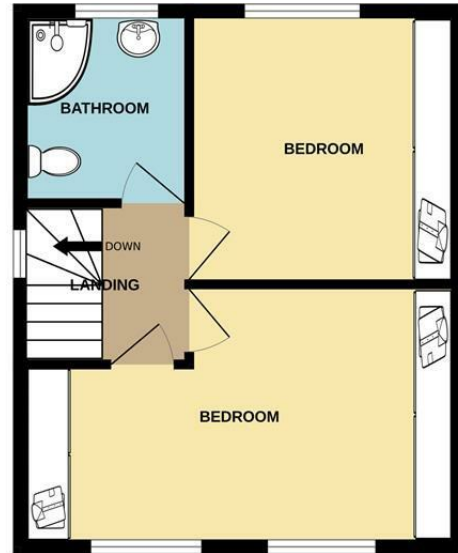
To the front of the property is a low maintenance driveway providing off road car parking, gated side access leads to the private and enclosed well established rear garden which features a decked seating area, flower beds, garden pond and a useful shed.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

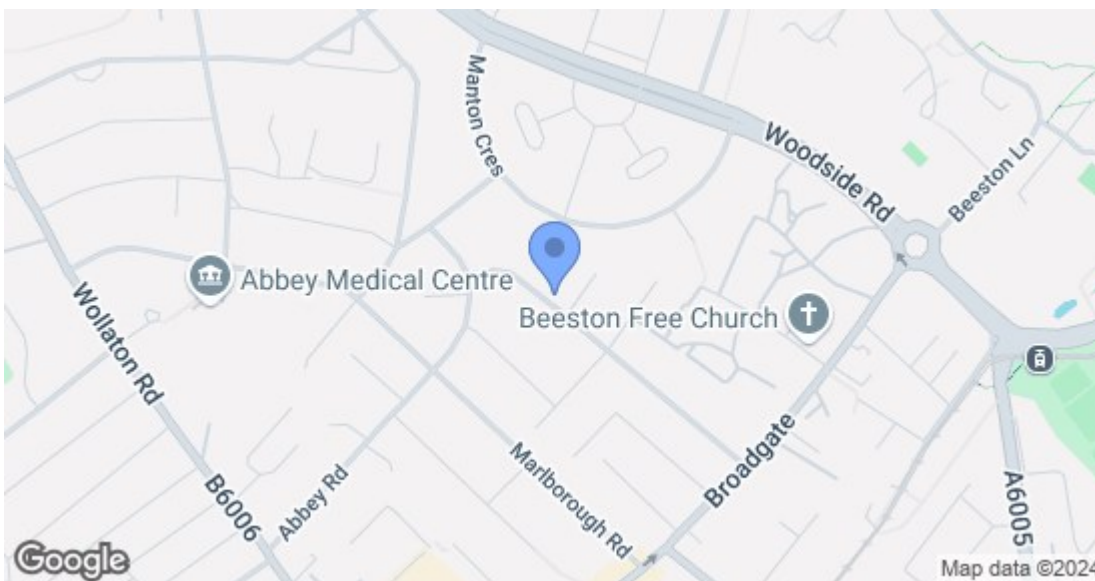


1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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			87
(81-91) B			
(69-80) C		67	
(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	

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