



Queens Road,  
Beeston, Nottingham  
NG9 2BB

**£325,000 Freehold**



A well-maintained traditional bay fronted four bedroom, semi-detached 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 wonderful property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, living room, dining room, extended kitchen, utility room and downstairs WC. Then rising to the first floor are three good size bedrooms and bathroom and then on the top floor is a useful study area and fourth bedroom.

Outside, the property occupies a corner position with a walled frontage. The rear there is a low maintenance private and enclosed garden, with gated access providing off-road parking.

This charming property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Original wooden front entrance door with glazed inlay and feature stained glass top lights. Radiator, stairs to the first floor with reproduction corbelled arch and doors to lounge and dining room.

### Lounge

13'10" x 12'0" (4.22m x 3.66m)

Double panelled radiator, original sash windows to the front with Everest secondary double glazing and secondary double glazed windows to the side, again Everest secondary double glazing.

### Dining Room

12'4" x 12'7" (3.76m x 3.86m)

Radiator, secondary double glazed window to the side and UPVC double glazed window to the rear. Door to:

### Kitchen

14'2" x 8'7" (4.32m x 2.64m)

Incorporating a range of solid wood wall, base and drawer units with contrasting rolled edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Built in electric double oven, electric hob and extractor hood over. Integrated dishwasher. Wall mounted Worcester condensing boiler. Under stair store cupboard with lagged cylinder (for hot water). UPVC double glazed window to the side and UPVC double glazed rear exit door. Door to Utility Room.

### Utility Room

UPVC double glazed window, radiator and white goods including fridge, freezer, and washing machine.

### Cloakroom/WC

Incorporating a two piece suite comprising wash hand basin, low flush wc. Heated towel rail. Air extractor, shaver light and point.

### First Floor Landing

Stairs to second floor with wood spindle balustrade, fitted shelving and under stair store cupboard. Radiator.

### Bedroom One

11'3" x 15'8" (3.43m x 4.8m)

Two double panelled radiators and original sash windows to the front with Everest secondary double glazing.

### Bedroom Two

12'2" x 10'0" (3.73m x 3.05m)

Double panelled radiator, UPVC double glazed window to the rear.

### Bedroom Three

8'9" x 8'11" (2.67m x 2.72m)

Double panelled radiator, loft hatch. UPVC double glazed window to the rear.

### Bathroom

5'8" x 7'3" (1.75m x 2.21m)

Incorporating a three piece white suite comprising pedestal wash hand basin, low flush WC and P shaped shower bath with Mira shower and curved screen. Partial tiling to walls, heated towel rail. UPVC double glazed window.

### Second Floor Landing

Offering a useful Study Area with two velux double glazed rooflights with front and rear aspects and door to:

### Bedroom Four

14'11" x 8'9" (4.57m x 2.67m)

Sealed unit double glazed window to the side and sealed unit double glazed velux rooflight.

### Outside

The property is situated on a corner position with walled-in front garden and the wall continues around the side of the property where there is a lean-to garden store. The rear garden is paved with gated access for off road parking.

### 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

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

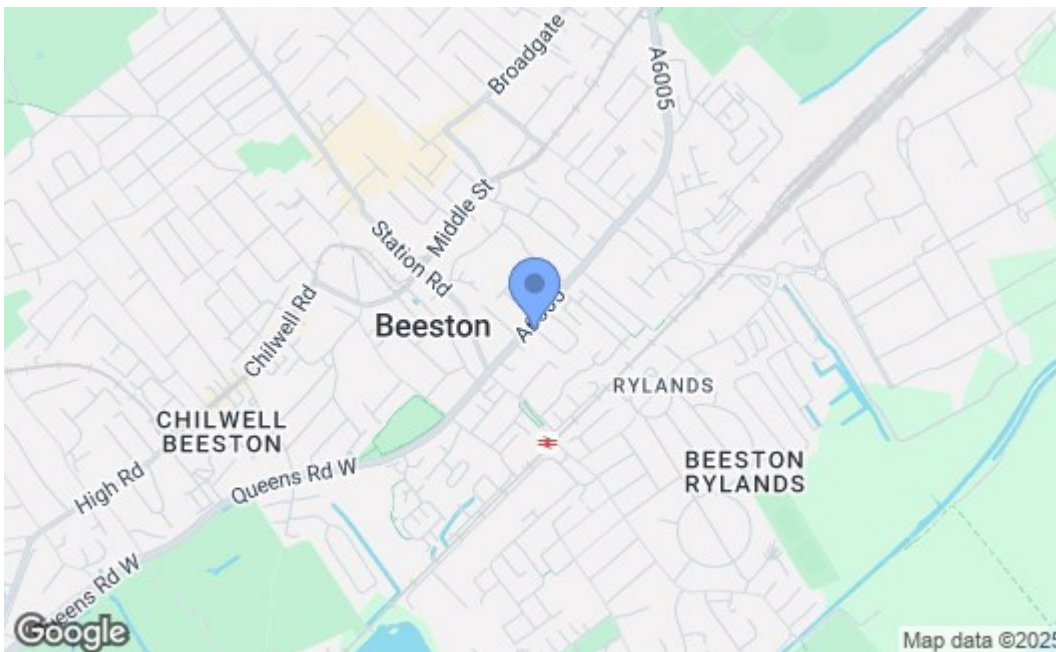
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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