



Victory Road,  
Beeston, Nottingham  
NG9 1LH

**Guide Price £225-235,000**  
**Freehold**



A well presented, two bedroom, mid terrace house.

The property would be a suitable purchase for a wide range of buyers including young families, first time buyers, or anyone looking to add to a buy to let portfolio.

The property is situated within walking distance to Beeston High Street and therefore has the advantage of a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises; Living Room, Dining Room and Kitchen to the ground floor. Then rising to the first floor are two double bedrooms and family bathroom.

To the front of the property is a hedged frontage. Then to the rear is a paved seating area, with pebbled space and mature shrubs, a shed and outdoor tap.

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



### Entrance Porch

Double Glazed wooden front entrance door through to the porchway.

### Living Room

11'2" x 13'2" approx (3.42m x 4.03m approx)

Secondary double glazed composite door through to the living room. Oak-engineered flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

11'3" x 11'3" approx (3.43m x 3.43m approx)

Oak-engineered flooring, with radiator, cast iron fire place, tiled hearth and UPVC double glazed window to the rear aspect. Under stairs storage space currently houses the dryer.

### Kitchen

6'11" x 10'3" approx (2.11m x 3.13m approx)

Wall, base and draw units with work surfaces over, inset one and half bowl sink with drainer and radiator. Space and fittings for freestanding appliances to include washing machine and fridge freezer. Integrated electric oven and gas hob. UPVC double glazed window to the front and rear aspect and door to the side passage.

### First Floor Landing

With doors to:

#### Bedroom 1

11'1" x 11'1" approx (3.4m x 3.39m approx)

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

#### Bedroom 2

8'1" x 11'6" approx (2.47m x 3.52m approx)

Carpeted room, with radiator, access to a recess storage area, the loft hatch and UPVC double glazed window to the rear aspect.

### Bathroom

Three piece suite to include bath with mains power shower above, wash hand basin and WC. Part tiled room with radiator.

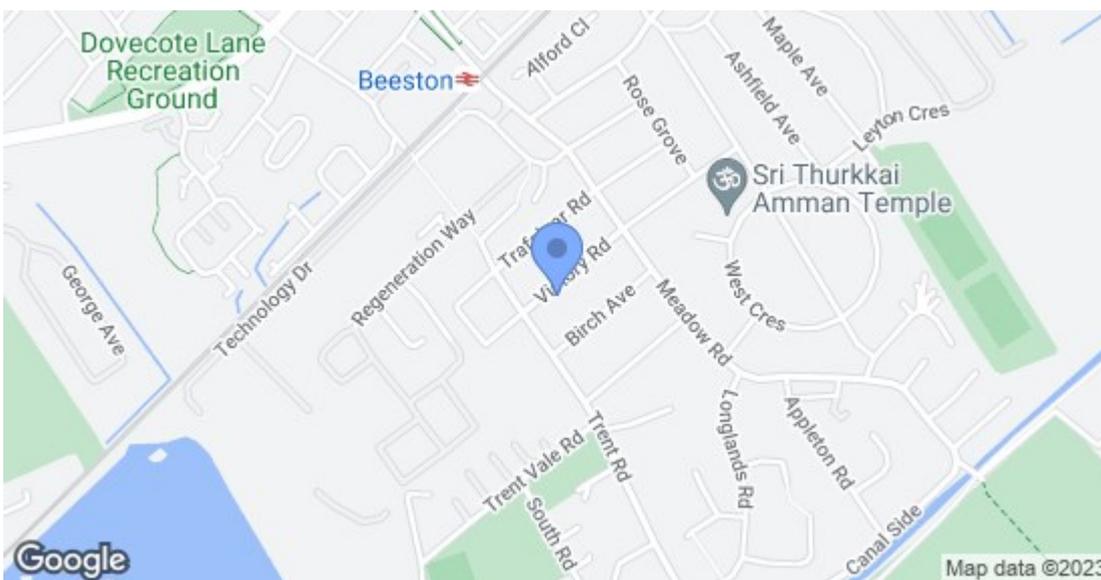
### Outside

To the front of the property is a hedged frontage. Then to the rear is a paved seating area, with pebbled space and mature shrubs, a shed and outdoor tap.

### Council Tax

Broxtowe Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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.