



Herald Close,  
Beeston, Nottingham  
NG9 2DW

**£225,000 Freehold**



A three bedroom mid terraced house situated in this popular and convenient residential location readily accessible for a range of local shops and amenities, including schools, transport links, Nottingham University and Queens Medical Centre. This fantastic property is considered an ideal opportunity for a variety of potential purchasers, including first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises entrance hall, WC, open plan kitchen/living/dining area and a study to the ground floor, with three good sized bedrooms and a bathroom to the first floor.

To the front of the property, there is a small enclosed garden and to the rear you will find a private garden which includes a patio overlooking the lawn beyond, gravel area, a range of mature trees and shrubs, useful storage shed and fence boundaries.

Offered to the market with the benefit of a light and airy versatile living space, uPVC double glazing and gas central heating throughout. The property is in a ready to move into condition and an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

uPVC double glazed front door, stairs to the first floor, radiator, useful understairs storage space. Doors to the WC, study and kitchen/living/diner.

### Kitchen/Living/Diner

30'9" x 9'3" (9.39 x 2.84)

A range of modern wall, base and drawer units, work surfaces, one and a half bowl sink with drainer and mixer tap, integrated double electric oven, integrated gas hob with air filter over, tiled splashbacks, laminate flooring, space for a fridge/freezer, plumbing for a washing machine, 2 x radiators, uPVC double glazed window to the front, uPVC double glazed French doors to the rear.

### Study

10'2" x 6'10" (3.1 x 2.09)

Laminate flooring, uPVC double glazed door with flanking window to the rear.

### WC

Low flush WC, wash hand basin, tiled splashbacks, uPVC double glazed window to the front.

### First Floor Landing

Loft hatch, useful built-in storage cupboard. Doors to the bathroom and three bedrooms.

### Bedroom 1

14'0" x 8'10" (4.28 x 2.71)

Laminate flooring, uPVC double glazed window to the rear, radiator, built-in wardrobe.

### Bedroom 2

13'10" x 8'10" (4.22 x 2.71)

Laminate flooring, uPVC double glazed window to the front, radiator.

### Bedroom 3

10'5" x 6'7" (3.2 x 2.01)

Laminate flooring, uPVC double glazed window to the rear, radiator.

### Bathroom

8'3" x 6'5" (2.52 x 1.98)

Incorporating a four piece suite comprising corner bath,

corner shower, pedestal wash hand basin, WC, tiled splashbacks, laminate flooring, uPVC double glazed window to the front, heated towel rail, extractor fan.

### Outside

To the front of the property, there is a small enclosed garden and to the rear you will find a private garden which includes a patio overlooking the lawn beyond, gravel area, a range of mature trees and shrubs, useful storage shed and fence boundaries.

### Council Tax

Broxtowe Borough Council Band A.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

Solar Panels: Yes (Owned)

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

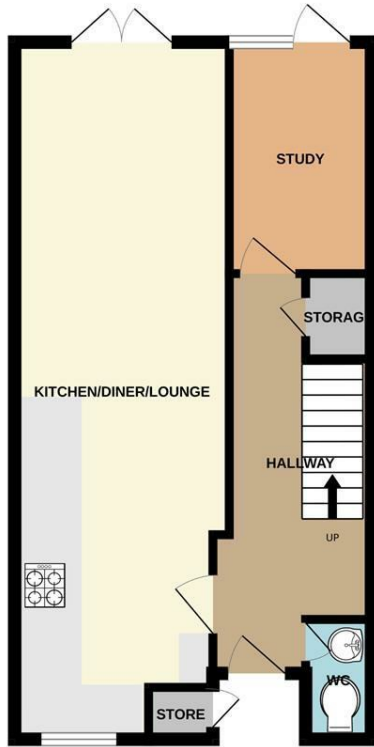
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

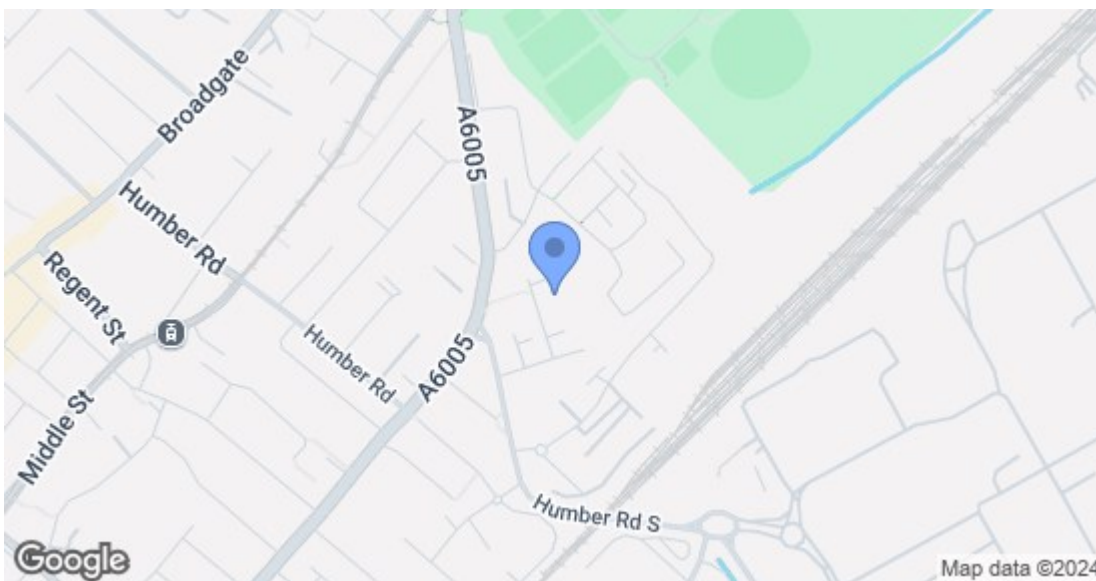
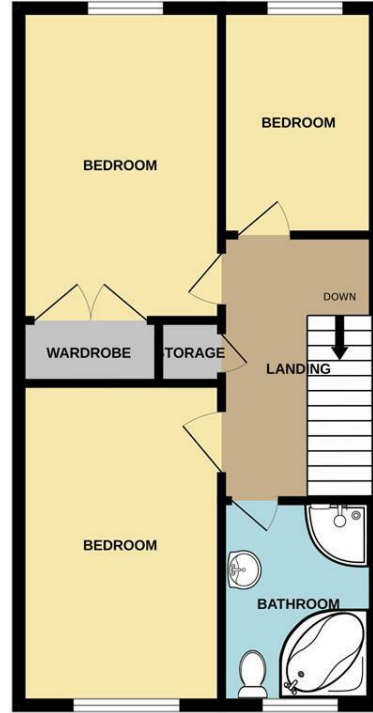
Has the Property Flooded?: No



GROUND FLOOR



1ST FLOOR



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			
(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.