



Regent Street,
Beeston, Nottingham
NG9 2EA

£260,000 Freehold



A well presented three bedroom mid terraced property with the benefit of no chain.

Situated in central Beeston, this property would make an ideal purchase for a variety of buyers including first time buyers, investors looking to add to their portfolio or anyone looking to relocate to the vibrant town of Beeston.

In brief, the internal accommodation comprises: Entrance hall, kitchen/diner, living room and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The outside benefits from a private, low maintenance pebbled rear garden with fenced boundaries.

Situated within walking distance from Beeston town centre and conveniently placed for access to a range of local amenities including independent shops, coffee shops, public houses, the gym and the new Arc Cinema. The property also provides easy access to bus and tram routes in and around the city and is only a short trip away from Beeston train station for commutes further afield.

With the advantage of no upward chain, this property is well worthy of an early internal viewing.



Entrance Hallway

Double glazed door though to entrance hall with radiator.

Kitchen/Diner

11'7" x 10'8" (3.542 x 3.269)

Wall, base and drawer units with worksurfaces over and inset one and a half bowl sink with drainer. Integrated appliances to include electric oven with gas hob, fridge/freezer and dishwasher. Space and fittings for freestanding washing machine. Access to storage cupboard and UPVC double glazed window to the front aspect.

Living Room

9'11" x 11'5" (3.023 x 3.494)

Laminate flooring, with radiator and UPVC double glazed sliding door to the rear garden.

WC

With low flush WC and pedestal wash hand basin.

Landing

With access to a storage cupboard.

Bedroom One

10'10" x 11'8" (3.307 x 3.568)

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

Bedroom Two

10'11" x 11'3" (3.345 x 3.443)

Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to the loft hatch.

Bedroom Three

6'9" x 11'4" (2.075 x 3.474)

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

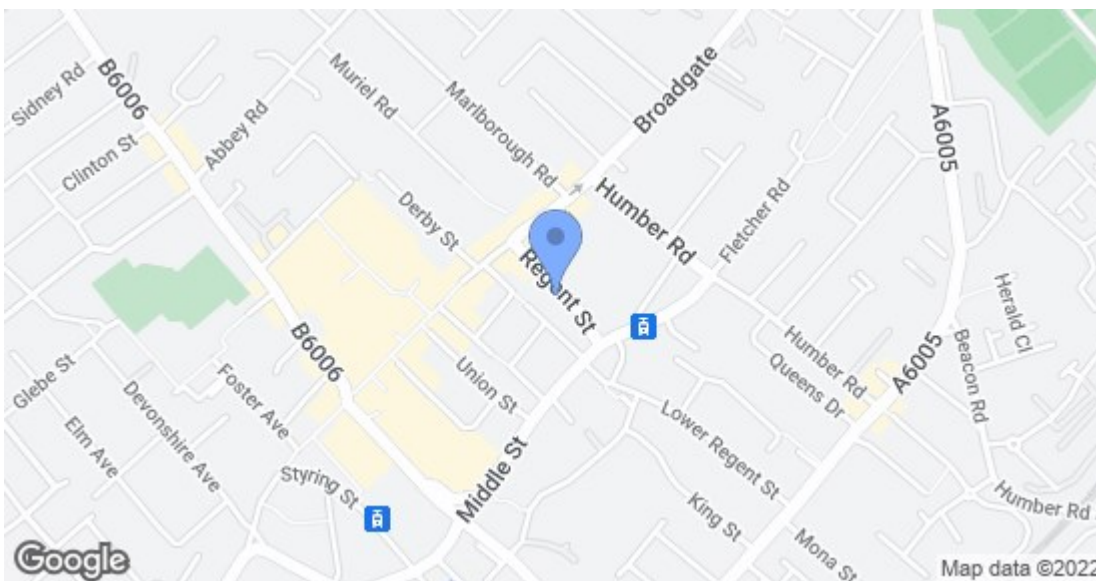
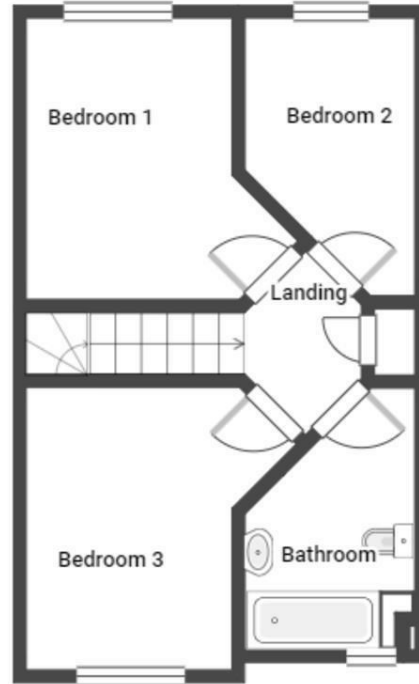
Bathroom

Incorporating a three piece suite comprising bath with tap shower fittings and glass shower screen, low flush WC and pedestal wash hand basin.

Outside

Outside the property has a private, low maintenance pebbled rear garden with fenced boundaries.





Energy Efficiency Rating	
Current	Potential
84	97
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	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales 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.