



Georgina Road,
Beeston, Nottingham
NG9 1GQ

£290,000 Freehold



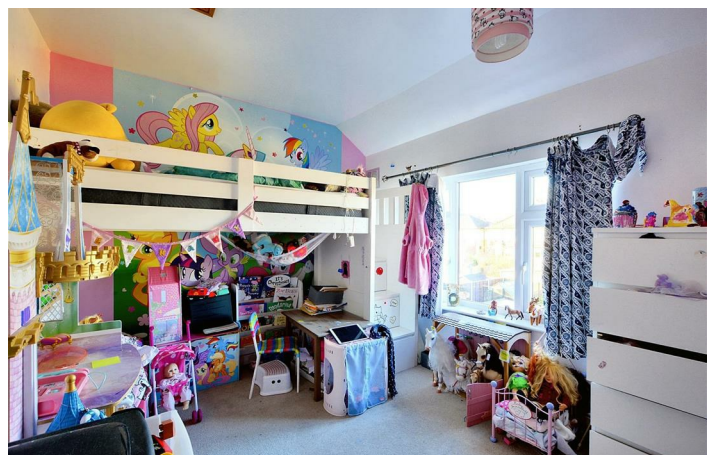
An extended bay-fronted three-bedroom semi-detached house.

Benefitting from an open plan kitchen diner to the rear, this well presented property is situated in a sought-after and central Beeston location and is likely to appeal to a wide variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive providing car standing with a low maintenance gravelled front garden, and to the rear has a primarily lawned garden with decking and useful workshop.

Within easy walking distance of Beeston Town Centre, local parks, schools, and excellent transport links, such as the NET tram and the A52, this great property is well worthy of viewing.



Entrance Hall

A composite double glazed entrance door, radiator, stairs rising to the first-floor landing, useful under stair storage cupboard with UPVC double glazed window.

Sitting Room

13'4" x 12'10" (4.08m x 3.92m)

UPVC double glazed window to the front, radiator, fuel effect gas fire with granite style hearth and surround and Adam style mantle.

Kitchen Diner

19'1" x 18'10" decreasing to 8'11" (5.84m x 5.75m decreasing to 2.74m)

With a range of fitted wall and base units, work surfaces with tiled splashback, inset gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine and dishwasher, single sink and drainer unit with mixer tap, wall mounted 'Worcester' boiler, tiled flooring, UPVC double glazed patio doors and further UPVC double glazed door to the exterior.

First Floor Landing

UPVC double glazed window.

Bedroom One

11'0" x 10'11" (3.36m x 3.35m)

UPVC double glazed window, and radiator.

Bedroom Two

10'10" x 9'0" (3.31m x 2.76m)

UPVC double glazed window, and radiator.

Bedroom Three

7'10" x 7'9" (2.41m x 2.37m)

UPVC double glazed window, and radiator.

Bathroom

7'5" x 5'8" (2.28m x 1.75m)

Fitments in white comprising: low level WC, pedestal wash hand basin, bath with mains-controlled shower over, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window.

Outside

To the front the property has a drive providing car

standing, with an outside tap and gated access to the rear garden beyond, and a low maintenance gravelled garden with shrubs. To the rear the property has an enclosed garden with decking, lawn, stocked beds and borders, timber shed, and a further block built shed, with wooden cladding workshop.

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

Has the Property Flooded?: No

Disclaimer:

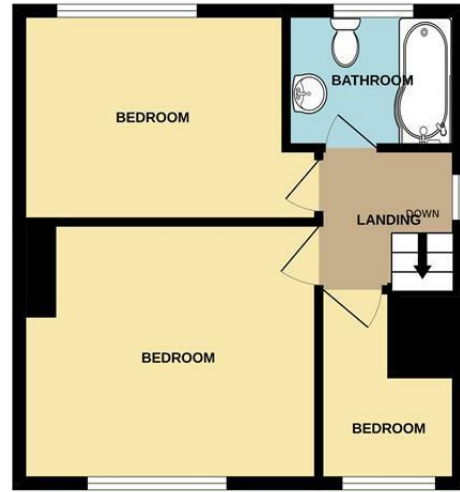
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GROUND FLOOR



1ST FLOOR



18 GEORGINA ROAD, BEESTON, NG9 1GQ

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
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