



East Crescent,
Beeston Rylands, Nottingham
NG9 1PZ

£400,000 Freehold



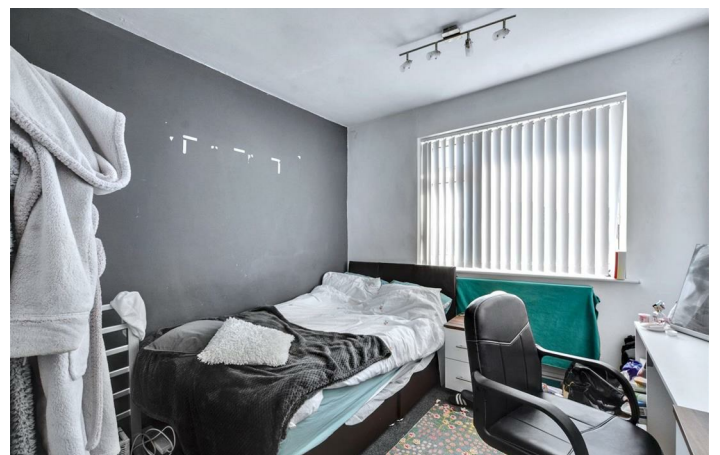
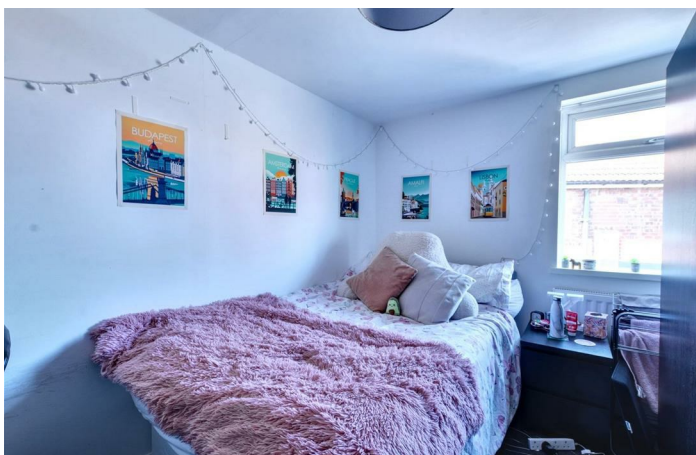
Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including Beeston town centre, excellent transport links, The University of Nottingham, and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including investors.

In brief the internal accommodation comprises: entrance hall, two-double bedrooms to the ground floor, an open plan kitchen living diner, with a further four good sized double bedrooms, bathroom, and shower room to the first floor.

To the front of the property, you will find a blocked paved driveway, with stocked borders, and gated side access leading to the private and enclosed rear garden which includes a patio, sheltered decking area, perfect for entertaining, water tap, power points, brick-built store, with UPVC double glazed French doors and a UPVC double glazed window to the front.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition, and no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.

Currently let out achieving £3050 per calendar month.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and doors to the kitchen living diner, and two bedrooms.

Bedroom Three

10'11" x 10'3" (3.34m x 3.13m)

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom One

13'7" x 10'2" (4.16m x 3.12m)

A carpeted double bedroom with radiator, and UPVC double glazed French doors to the rear garden.

Kitchen Living Diner

23'11" x reducing to 10'7" x 16'6" reducing to 10' (7.31m x reducing to 3.23m x 5.04m reducing to 3.15)

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, inset electric hob with extractor fan over, kitchen island with breakfast bar, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and dishwasher, spotlights, exposed brick feature walls, radiator, two UPVC double glazed windows to the rear, UPVC glazed window to the front, and a composite door to the rear garden.

First Floor Landing

With loft hatch, and doors to the shower room, bathroom, and four bedrooms.

Bedroom Two

13'7" x 10'2" (4.16m x 3.12m)

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Four

10'11" x 9'3" (3.34m x 2.84m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Five

10'7" x 9'4" (3.25m x 2.87m)

A carpeted double bedroom with UPVC double glazed window to the rear and side, radiator, and spotlights.

Bedroom Six

11'0" x 8'6" (3.36m x 2.61m)

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bathroom

8'0" x 7'9" (2.44m x 2.37m)

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, low-level WC, tiled flooring and walls, heated towel rail, extractor fan, UPVC double glazed window to the rear, and a cupboard housing the Worcester combination boiler.

Shower Room

7'9" x 6'6" (2.38m x 2m)

Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, low-level WC, laminate flooring, tiled splashbacks, heated towel rail, UPVC double glazed window to the front, spotlights, and extractor fan.

Outside

To the front of the property, you will find a blocked paved driveway, with stocked borders, and gated side access leading to the private and enclosed rear garden which includes a patio, sheltered decking area, perfect for entertaining, water tap, power points, brick-built store, with UPVC double glazed French doors and a UPVC double glazed window to the front.

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

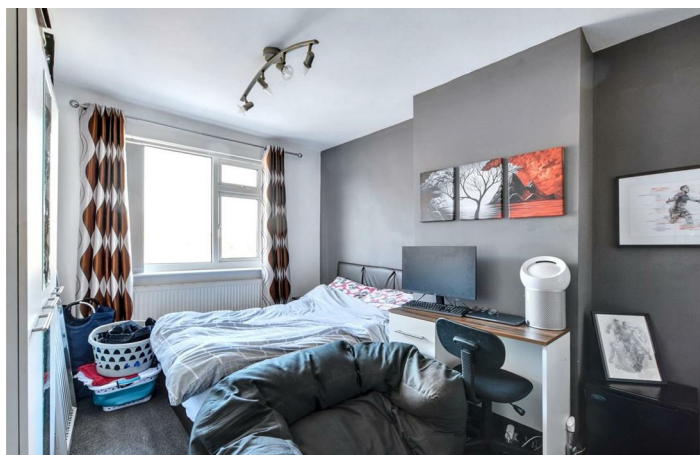
Planning Permissions/Building Regulations: obtained for previous completed work.

Accessibility/Adaptions: None

Has the Property Flooded?: No

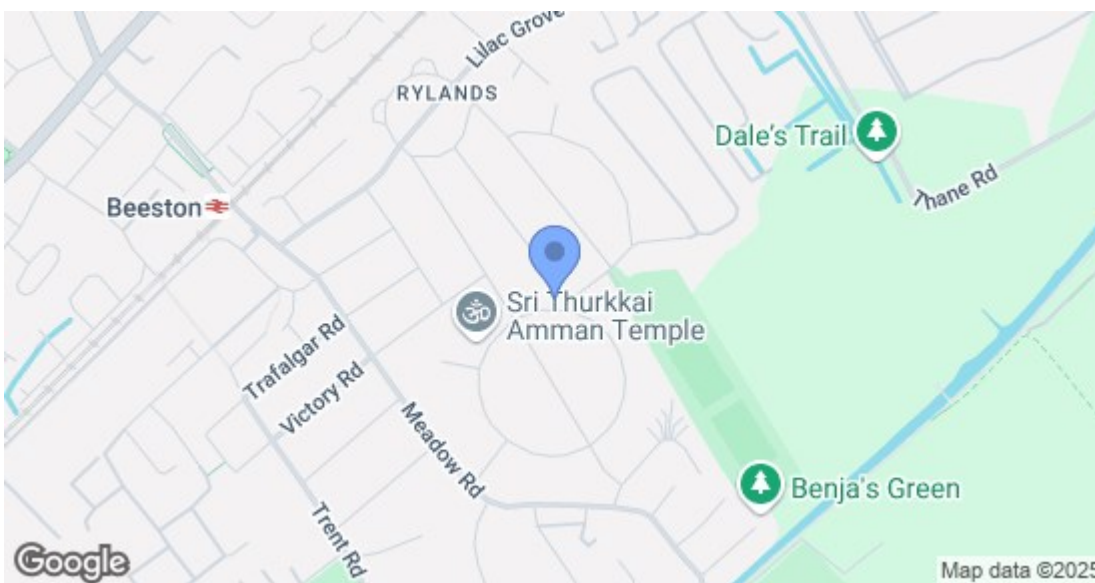
Disclaimer:

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.





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			87
(81-91) B		73	
(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			
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