



High Road,
Beeston, Nottingham
NG9 5BA

£325,000



A two bedroom detached bungalow with a detached garage.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including Beeston town centre, Chilwell retail park, schools and transport links including the NET tram, this great property is considered an ideal opportunity for a variety of potential purchasers.

In brief, the internal accommodation comprises: Entrance hallway, lounge, dining room, kitchen, two bedrooms, a bathroom and a conservatory.

To the front of the property you will find a gravelled front garden with a range of mature shrubs, stocked borders, a tiled porch leading to the front door and a paved driveway with ample car standing leading to the detached garage and gated side access to the rear where you will find a private and enclosed garden which includes a patio area with gravelled areas beyond, a range of mature trees and shrubs, stocked beds and borders, a useful storage shed and fenced boundaries.

Offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

With UPVC double glazed window to the front, electric radiator, laminate flooring, loft hatch and doors to the bathroom, dining room, two bedrooms and lounge.

Lounge

14'11" x 10'11" (4.57 x 3.34)

With UPVC double glazed bay window to the front, electric storage heater, UPVC double glazed window to the side, electric fire with tiled hearth and laminate flooring.

Bedroom One

10'0" x 9'11" (3.05 x 3.03)

With laminate flooring, UPVC double glazed window to the front and electric radiator.

Bedroom Two

10'11" x 7'6" (3.33 x 2.29)

With laminate flooring, electric storage heater and UPVC double glazed door to the rear.

Bathroom

7'10" x 7'3" (2.4 x 2.22)

Incorporating a three piece suite comprising bath, wash hand basin inset to vanity unit, W/C, tiled flooring and walls, double glazed window to the rear, electric heated towel rail and airing cupboard housing the hot water cylinder.

Dining Room

10'10" x 9'10" (3.32 x 3.02)

With laminate flooring, UPVC double glazed door with flanking windows to the side, base and wall units, worksurfaces, electric storage heater and door to the kitchen.

Kitchen

9'10" x 6'11" (3.00 x 2.12)

With a range of wall and base units, worksurfaces, one and a half bowl sink with drainer and mixer tap, electric oven with electric hob and extractor fan over, tiled walls, vinyl flooring, integrated fridge and freezer, plumbing for a dishwasher, UPVC double glazed window to the rear and door to the conservatory.

Conservatory

9'3" x 7'6" (2.83 x 2.3)

With tiled flooring, UPVC double glazed door and windows around, base units, worksurface and plumbing for a washing machine.

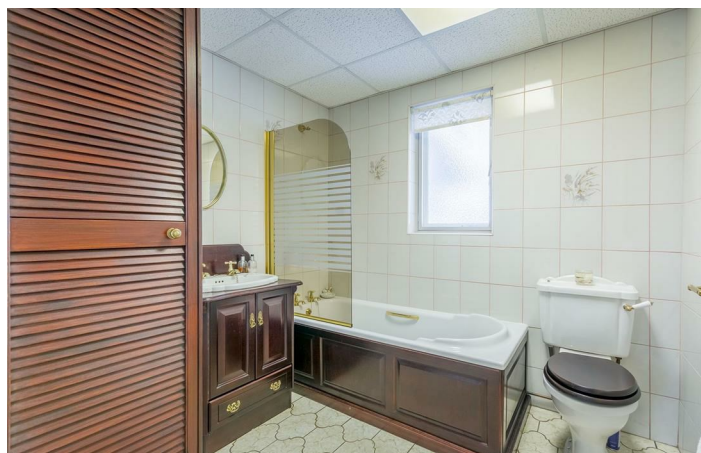
Outside

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Garage

15'11" x 8'2" (4.87 x 2.49)

With an up and over garage door and window to the side.



GROUND FLOOR



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		
(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.