

Simons Court,  
Beeston, Nottingham  
NG9 3BT

**£215,000 Freehold**



A beautifully presented two bedroom mid-terrace house.

Offering a stylish and contemporary interior, complemented by modern fixtures and fitting throughout, this excellent property has been carefully upgraded, remodelled and maintained by the current vendors over their occupation of the last thirty years.

In brief the appealing interior comprises; entrance hall with storage cupboard, open plan kitchen diner and sitting room to the ground floor, rising the first floor are two bedrooms and bathroom.

Outside the property has parking at the front, and to the rear has an enclosed courtyard style garden with paving and a shed.

Ideal for the needs of a first time buyer or investor though likely to appeal to a variety of potential purchaser. The property is conveniently situated for Bramcote Lane shops, local parks and excellent transport links.



### Entrance Hall

UPVC double glazed entrance door, radiator, tiled flooring, useful under stair cupboard with plumbing for a washing machine and stairs leading to the first floor.

### Sitting Room

14'3" x 11'5" (4.36m x 3.48m )

UPVC double glazed bay window to the front, radiator and inset electric fuel effect fire with timber mantle above.

### Kitchen

12'4" x 7'4" (3.77m x 2.25m )

Fitted with a range of modern wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and grill, integrated dishwasher, inset ceiling spotlights, UPVC double glazed window and wall mounted Worcester boiler.

### Living Area/Dining Room

9'9" x 8'9" (2.98m x 2.69)

UPVC double glazed window and single UPVC double glazed door to the rear garden and radiator.

### First Floor Landing

With radiator and loft hatch

### Bedroom One

14'6" x 10'7" (4.44m x 3.24m )

UPVC double glazed window, radiator, fitted wardrobes and further useful recess storage area.

### Bedroom Two

12'5" x 10'9" maximum overall measurements (3.81m x 3.30m maximum overall measurements)

UPVC double glazed window, radiator and fitted wardrobe.

### Bathroom

8'7" x 6'8" (2.62m x 2.04)

Fitments in white comprising; low level WC, wash hand basin inset to vanity unit, bath with mains control shower over, fully tiled walls, inset ceiling spotlights, two UPVC double glazed windows and wall mounted heated towel rail.

### Outside

To the front the property has communal parking and grounds and to the rear the property has as an enclosed courtyard style garden with paving, outside tap, power point and a timber shed.

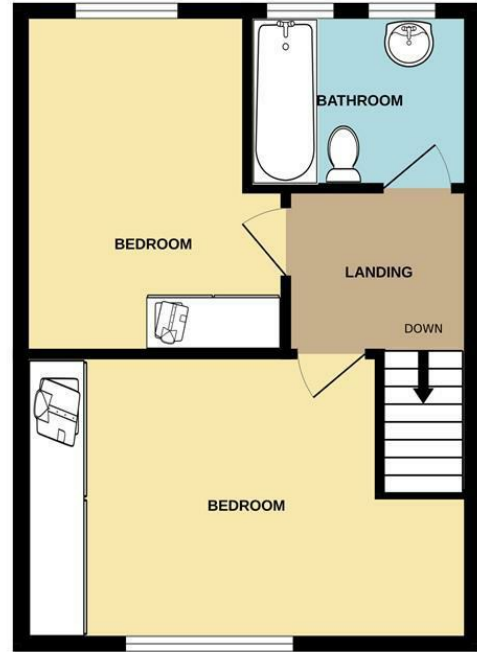
NB: Any potential purchasers should note that the property has a quarterly estate rent charge of approximately £80,00 for estate maintenance - garden/lighting/paths/car park and trees.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.

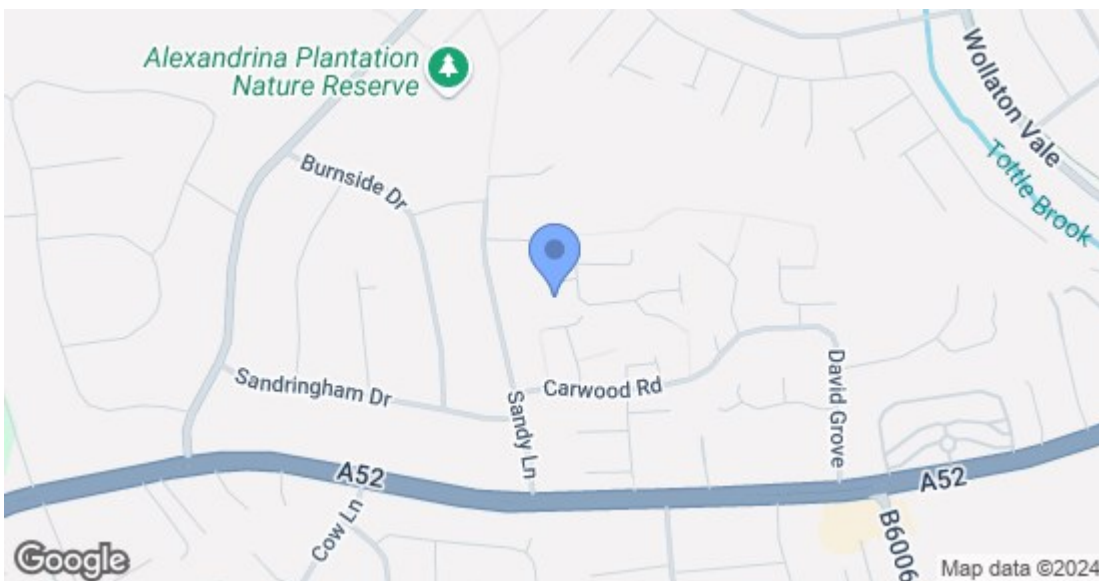


1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

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			
(69-80) C		72	
(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.