



**Biggart Close**  
**Beeston, Nottingham NG9 6NN**

A detached three bedroom house in a sought after location.

**Asking Price £250,000**



A detached three bedroom house in a sought after location. A great space in need of some modernisation. The property is located in a popular and convenient residential location just a short distance from a variety of local shops and amenities including schools, the A52 and public transport links. This great property is considered a fantastic opportunity for a variety of potential purchasers.

In brief the internal accommodation comprises: Entrance hallway, living room, kitchen and WC to the ground floor. Rising to the first floor are three bedroom and a family bathroom. To the front of the property there is a paved driveway leading to a detached garage. To the rear is a paved seating space with lawned area beyond and fenced boundaries.

The property is considered a fantastic opportunity for any purchaser to put their stamp on their next family home, call now to arrange your viewing!



### Entrance Hallway

A double glazed door leads to the entrance space.

### Living Room

14'6" x 15'8" (4.427 x 4.791)

With laminate flooring, radiator, gas fire and two double glazed windows to the front aspect.

### Kitchen/Diner

14'6" x 8'4" (4.432 x 2.543)

With wall, base and drawer units with worksurfaces over, one and a half bowl sink with tiled splashbacks and integrated electric oven with gas hob and extractor fan over, space and plumbing for free standing fridge freezer and washing machine, wall mounted boiler and access to understairs pantry cupboard.

### WC

With low flush WC and wash hand basin.

### First Floor Landing

Carpeted landing with window and access to loft hatch.

### Bedroom One

8'3" x 13'11" (2.515 x 4.253)

Carpeted room with radiator, two double glazed windows to the front aspect and built in fitted wardrobes.

### Bedroom Two

7'6" x 8'1" (2.297 x 2.485)

Carpeted room with radiator, two double glazed windows to the rear and fitted wardrobes.

### Bedroom Three

6'0" x 9'11" (1.840 x 3.045)

Carpeted room with radiator, double glazed window to the front aspect and storage cupboard housing the water tank.

### Bathroom

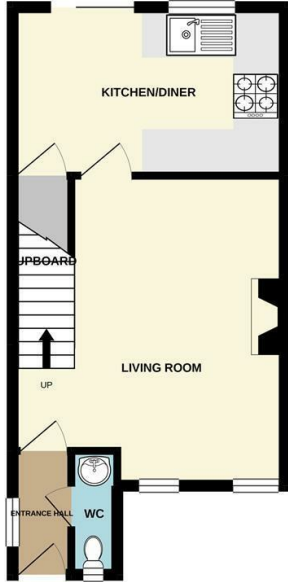
Incorporating a three piece suite comprising bath with mains powered shower, low flush WC and pedestal wash hand basin.

### Outside

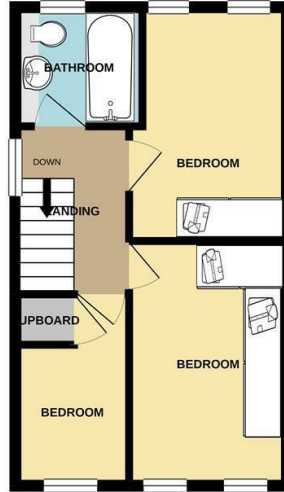
To the front of the property is a paved driveway with side access to the rear garden. To the rear is a decked patio area with lawned area beyond and fenced boundaries.



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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	

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