



Humber Road South,  
Beeston, Nottingham  
NG9 2EX

**£225,000 Freehold**



A four double bedroom end of terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including transport links, Nottingham University, Boot's Head Office and Beeston town centre, this fantastic property is considered an ideal opportunity for investors.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, snug/bedroom four, lounge/diner, kitchen and shower room to the ground floor. Rising to the first floor you will find two good sized double bedrooms and to the second floor there is a further good sized double bedroom.

Outside the property benefits from gated side access to the rear where you will find a courtyard style garden with a patio area.

Offered to the market with the benefit of tenants in situ and ready to move in condition, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With a UPVC double glazed front door, laminate flooring, opening to the lounge diner and a door to the snug/bedroom four.

### Snug/Bedroom Four

11'5" x 8'6" (3.50 x 2.60)

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

### Lounge/Diner

12'2" x 11'0" (3.72 x 3.36)

With laminate flooring, stairs to the first floor, radiator, UPVC double glazed window to the rear and door to the kitchen.

### Kitchen

12'1" x 6'0" (3.69 x 1.83)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, electric oven, gas hob with air filter over, tiled splashbacks, plumbing for a washing, space for a fridge, laminate flooring, radiator and door to the inner hallway.

### Inner Hallway

With laminate flooring, UPVC double glazed door to the side, space for a tumble dryer and door to the shower room.

### Shower Room

Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, UPVC double glazed window to the side, tiled splashbacks, extractor fan and radiator.

### First Floor Landing

With stairs to the second floor and doors to the two bedrooms.

### Bedroom One

12'5" x 12'2" (3.80 x 3.73)

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

### Bedroom Two

12'5" x 11'3" (3.80 x 3.45)

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

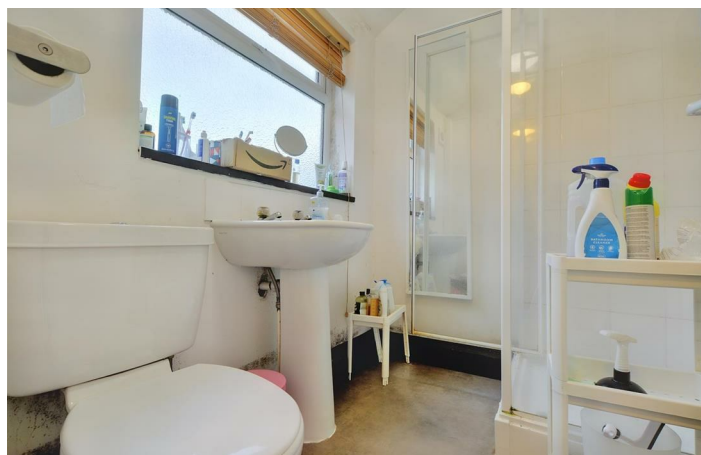
### Bedroom Three

10'9" x 9'6" (3.30 x 2.92)

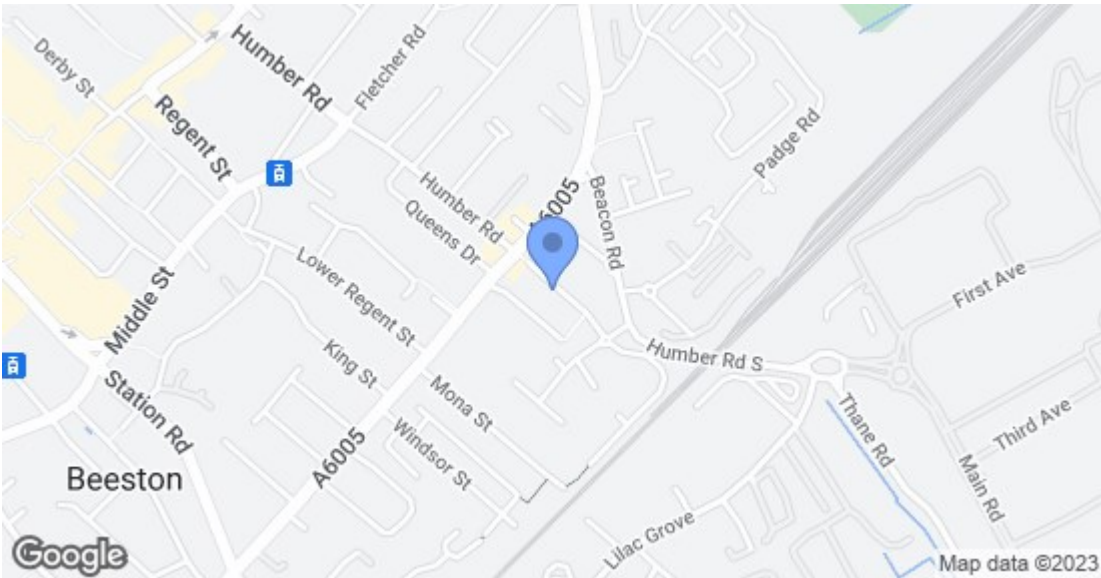
A carpeted double bedroom with UPVC double glazed window to the side and radiator.

### Outside

Outside the property benefits from gated side access to the rear where you will find a courtyard style garden with a patio area.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              | <b>54</b> | <b>84</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales 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) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.