



Peveril Road,  
Beeston, Nottingham  
NG9 2HY

**£360,000 Freehold**



A tidy, traditional, three bedroom, detached property, extended to the rear.

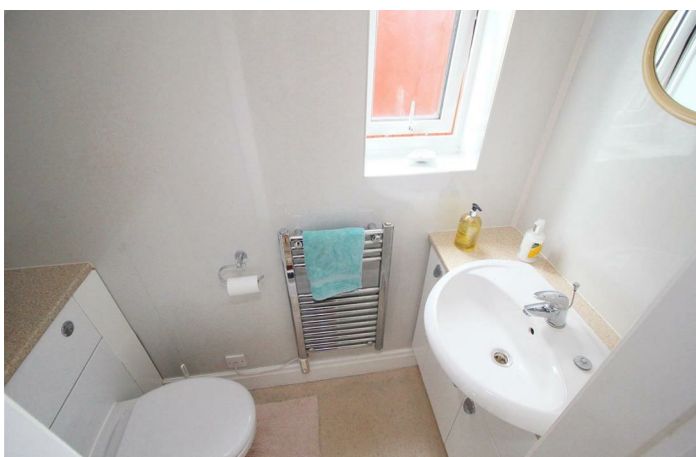
The property is ideally suited to a large variety of buyers including first time purchasers and young families looking to get onto the property ladder and put there own stamp on their next purchase or investors looking to add to their portfolio.

Occupying a convenient residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities within close proximity. The position of the property also offers easy access for both bus and tram transport links and commenting roads such as the A52.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Dining Room, Kitchen and Downstairs WC. Then rising to the first floor are two double bedroom, a further single room, bathroom and separate WC.

The property also has the benefit of two well maintained garden, a lawned front with flower beds and walled boundary. A gated, paved driveway leading to the rear garden. Here is again primarily lawned with vegetable patches and mature shrubs.

With the benefit of double glazing throughout and a tidy interior this property is well worthy of an early internal viewing.



#### Entrance Porch

UPVC double glazed door through to Entrance Porch.

#### Entrance Hall

Secondary door through to a carpeted entrance hall with radiator.

#### Living Room

10'6" x 19'5" approx (3.21m x 5.93m approx)

Carpeted room, with electric fireplace, radiator and UPVC sliding door to the rear garden.

#### Dining Room

10'5" x 14'9" approx (3.18m x 4.52m approx)

Carpeted room, with radiator, gas fireplace and UPVC double glazed bay window to the front aspect.

#### Kitchen

7'3" x 15'3" approx (2.23m x 4.67m approx)

Wall, base and draw units with work surfaces over, inset sink with drainer with breakfast bar. Integrated electric oven and hob. Space and fittings for freezer appliances to include washing machine and fridge freezer. 2x UPVC double glazed windows to the side aspect.

#### Rear Porch

UPVC double glazed door to the rear garden.

#### First Floor Landing

Access to the loft hatch and doors to:

#### Bedroom 1

10'5" x 15'1" approx (3.2m x 4.62m approx)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

#### Bedroom 2

10'5" x 12'2" approx (3.2m x 3.71m approx)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

#### Bedroom 3

6'5" x 7'10" approx (1.98m x 2.41m approx)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

#### Bathroom

Bath with mains powered shower and wash hand basin.

#### Separate w.c.

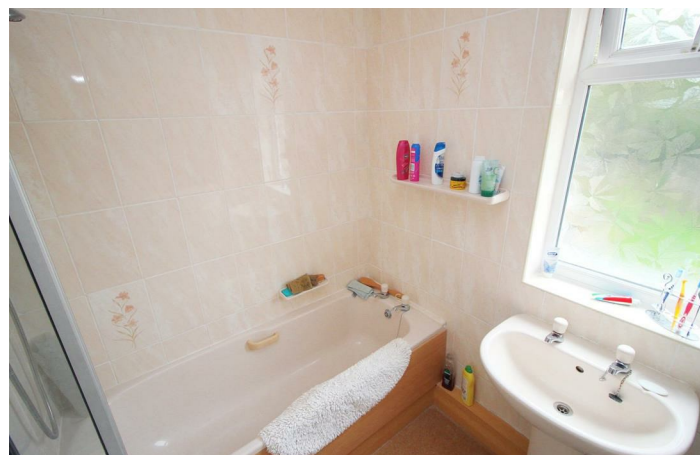
Low flush w.c.

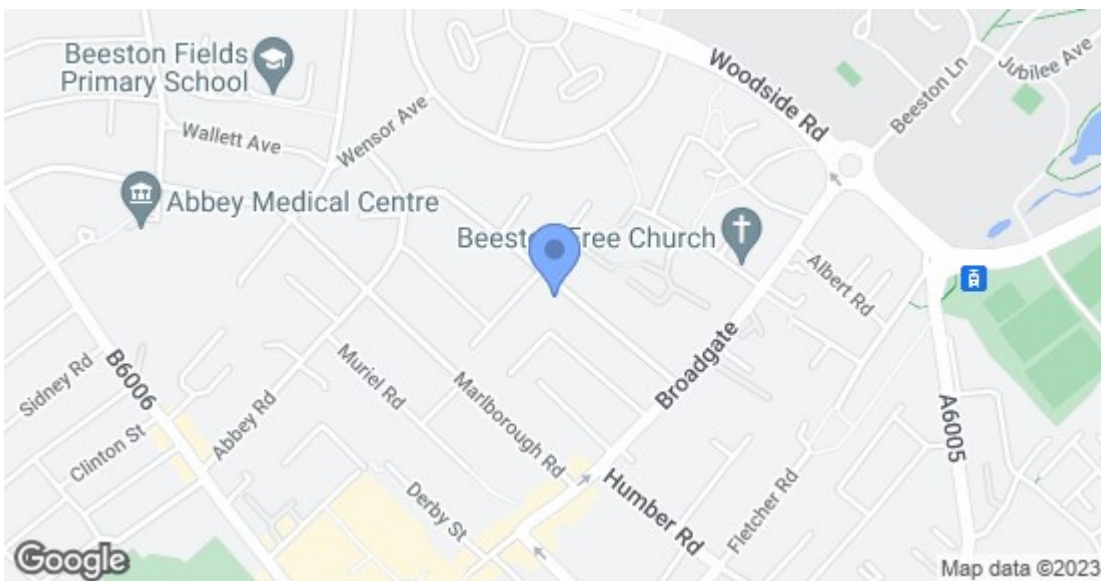
#### Outside

The property also has the benefit of two well maintained garden, a lawned front with flower beds and walled boundary. A gated, paved driveway leading to the rear garden. Here is again primarily lawned with vegetable patches and mature shrubs.

#### Council Tax

Broxtowe Borough Council Band C





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			
<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.