



Hetley Road,  
Beeston, Nottingham  
NG9 2QL

**£270,000 Freehold**



A well-presented three-bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops, and amenities including schools, transport links, Beeston Town Centre, Queens Medical Centre, and The University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: entrance hall, lounge diner and kitchen to the ground floor, with three good sized bedrooms, family bathroom and WC to the first floor.

To the front of the property, you will find a lawned garden with mature shrubs, paved driveway, and gated side access leading to the generous private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a versatile garden room, mature shrubs, and fence boundaries.

Having been upgraded by the current vendor throughout and offered to the market with the benefit of ready to move into condition, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, useful under stairs storage cupboard, UPVC double glazed window to the side, radiator, and doors to the kitchen and lounge diner.

### Lounge Diner

20'0" reducing to 9'10" x 14'8" reducing to 8'9" (6.12m reducing to 3.02m x 4.48m reducing to 2.69m )

A carpeted reception room with two radiators, UPVC double glazed windows to the front, and UPVC double glazed French doors to the rear.

### Kitchen

11'10" x 9'9" (3.63m x 2.98m )

Fitted with a range of wall, base and drawers, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge freezer, plumbing for washing machine, tumble dryer, and dishwasher, pantry, UPVC double glazed window to the rear and side, and UPVC double glazed door to the rear.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the WC, bathroom, and three bedrooms.

### Bedroom One

11'6" x 10'1" (3.52m x 3.08m )

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

### Bedroom Two

13'0" x 8'2" (3.97m x 2.51m )

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

### Bedroom Three

9'3" x 8'6" (2.84m x 2.61m )

A carpeted bedroom with UPVC double glazed window to the front, radiator and built-in storage cupboard.

### Bathroom

Comprising panelled bath with shower over and glass splash screen, pedestal wash hand basin, tiled flooring and

splashbacks, UPVC double glazed window to the rear, and radiator.

### WC

Fitted with a low-level WC, tiled flooring, and UPVC double glazed window to the rear.

### Garden Room

10'10" x 6'0" (3.32m x 1.83m )

A versatile room that can be for a multitude of purposes, with laminate flooring, spotlights to ceiling, power points, UPVC double glazed window to the rear, door to the front and side and a built-in cupboard housing the combination boiler.

### Outside

To the front of the property, you will find a lawned garden with mature shrubs, paved driveway, and gated side access leading to the generous private and enclosed rear garden which includes a decking area overlooking the lawn beyond, a versatile garden room, mature shrubs, and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

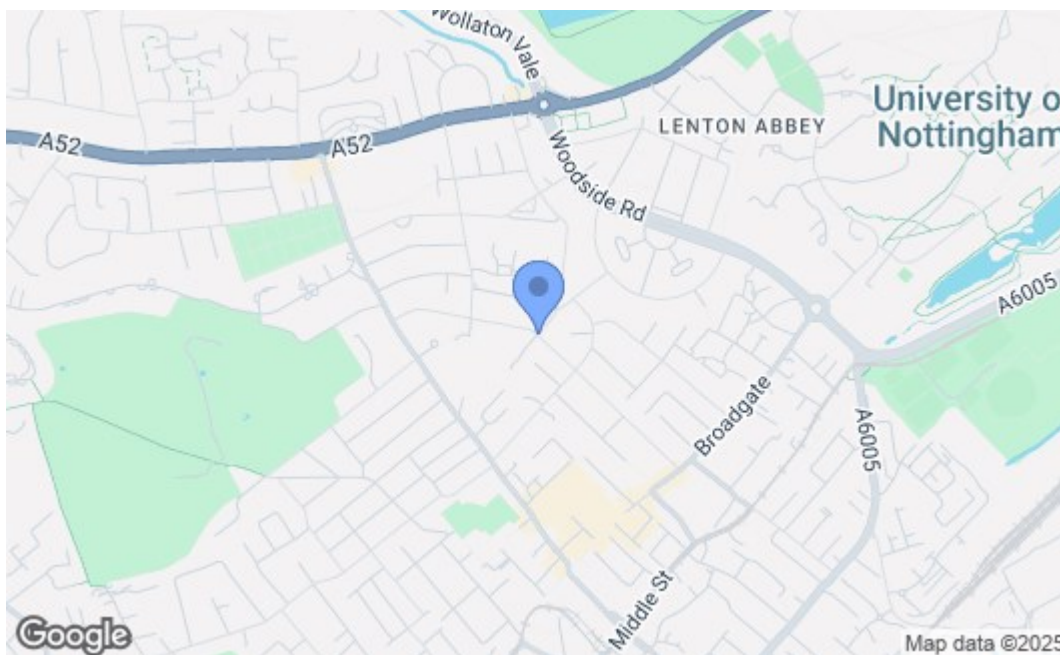
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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	

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