



Hall Croft,  
Beeston, Nottingham  
NG9 1EL

**£125,000 Leasehold**



A spacious ground floor, two-bedroom flat.

Requiring some upgrading though offering excellent potential for the incoming purchaser to remodel to their taste and requirements, this well-proportioned property is available to the market with the benefit of chain free vacant possession and is considered an ideal opportunity for a first time buyer, investor or those looking to downsize.

In brief the internal accommodation comprises: entrance hall with useful storage cupboards, lounge, kitchen diner, two bedrooms and bathroom.

Outside the property has a garage, hard standing in front and an area of lawn to the side.

Available to the market with the benefit of chain free vacant possession, and enjoying a extremely convenient residential location, with easy access to Chilwell Road, Beeston Town Centre, Excellent Transport Links, and a range of other facilities.



### Entrance Hall

A composite double glazed entrance door, three useful storage cupboards and radiator.

### Lounge

15'5" x 11'10" (4.70m x 3.62m )

UPVC double glazed bay window to front and radiator,

### Kitchen Diner

11'10" x 9'4" (3.61m x 2.84m )

Wall and base units, work surfacing with tiled splashbacks, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, plumbing for washing machine, integrated fridge and freezer, radiator, UPVC double glazed window, concealed 'Ideal' boiler and tiled flooring.

### Bedroom One

11'4" x 10'11" (3.47m x 3.35m )

UPVC double glazed window and radiator.

### Bedroom Two

10'0" x 7'5" (3.07m x 2.27m )

UPVC double glazed window and radiator.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with mains control shower over, part tiled walls, UPVC double glazed window and radiator.

### Outside

The property has a garage, hard standing in front and an area of lawn to the side of the property.

### Garage

16'7" x 8'1" (5.07m x 2.47m )

Up and over door to the front.

### Material Information:

Leasehold

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.



## GROUND FLOOR



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) <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 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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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