Robert Ellis

look no further...

Victory Road,
Beeston, Nottingham
NG9 1LH

£245,000 Freehold

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Located on Victory Road in Beeston, Nottingham, this delightful Victorian mid-terrace house offers a perfect blend of original character and modern living. Built between 1900 and 1909, the property boasts period features that reflect its rich history, making it a unique find for those who appreciate traditional architecture.

Upon entering, you are welcomed into two spacious reception rooms, ideal for both entertaining guests and enjoying quiet evenings at home. The layout provides a warm and inviting atmosphere, perfect for family gatherings or simply relaxing with a good book. The two well-proportioned bedrooms offer comfortable spaces for rest, ensuring a peaceful retreat at the end of the day.

The property includes a well-appointed bathroom, catering to all your daily needs. The mid-terrace design not only enhances the home's charm but also fosters a sense of community in this desirable Beeston location.

With its proximity to local amenities, parks, and excellent transport links, this home is perfectly situated for those seeking convenience alongside a touch of historical elegance. Whether you are a first-time buyer or looking to downsize, this Victorian gem on Victory Road is sure to capture your heart. Don't miss the opportunity to make this enchanting property your own.

Lounge
11'11" x 11'4" (3.64m x 3.46m)
Entrance door, hardwood flooring, radiator, open chimney breast, UPVC double glazed bay window to the front, and door to the dining room.

Dining Room
11'10" x 11'4" (3.61m x 3.46m)
With a large under stairs storage cupboard, hardwood flooring, in-built shelving units, stairs to the first floor, UPVC double glazed window to the rear and door to the kitchen.

Kitchen
13'6" x 6'2" (4.13m x 1.88m)
Fitted with a range of wall, base and drawer units, granite work surfaces, sink and drainer unit with mixer tap, space for a cooker with air filter over. space for a fridge freezer. plumbing for a washing machine, spotlights, two UPVC double glazed windows to the side and UPVC double glazed door to the side.

First Floor Landing
With a loft hatch, radiator, spotlights and doors to the bathroom and two bedrooms.

Bedroom One
13'1" x 11'11" (4.01m x 3.64m)
A carpeted double bedroom with radiator, period feature fireplace and UPVC double glazed window to the front.

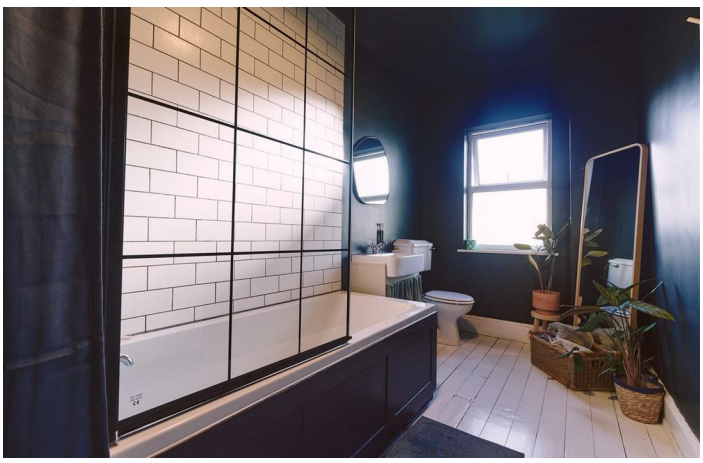
Bedroom Two
11'9" x 10'1" (3.6m x 3.09m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator, period feature fireplace and built-in storage space.

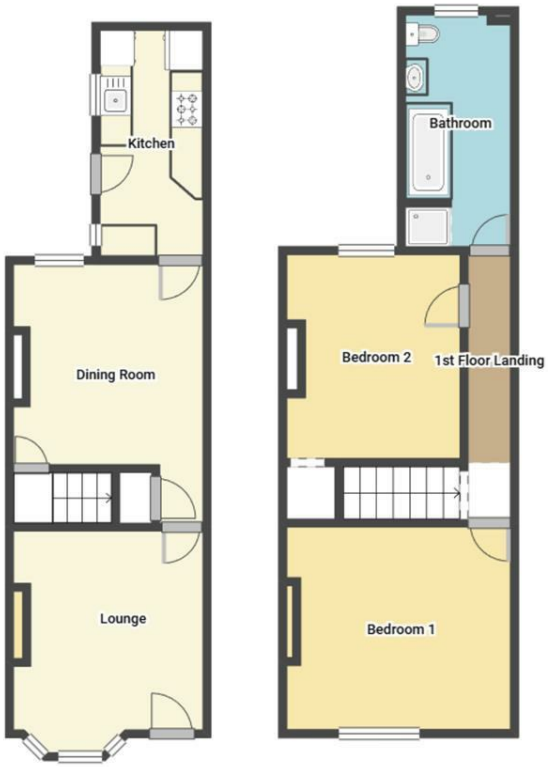
Bathroom
13'6" x 6'1" (4.14m x 1.87m)
Incorporating a three-piece suite comprising: panelled bath with mains control shower over, wash-hand basin, WC, tiled splashback, UPVC double glazed window to the rear, radiator and airing cupboard housing the combination boiler.

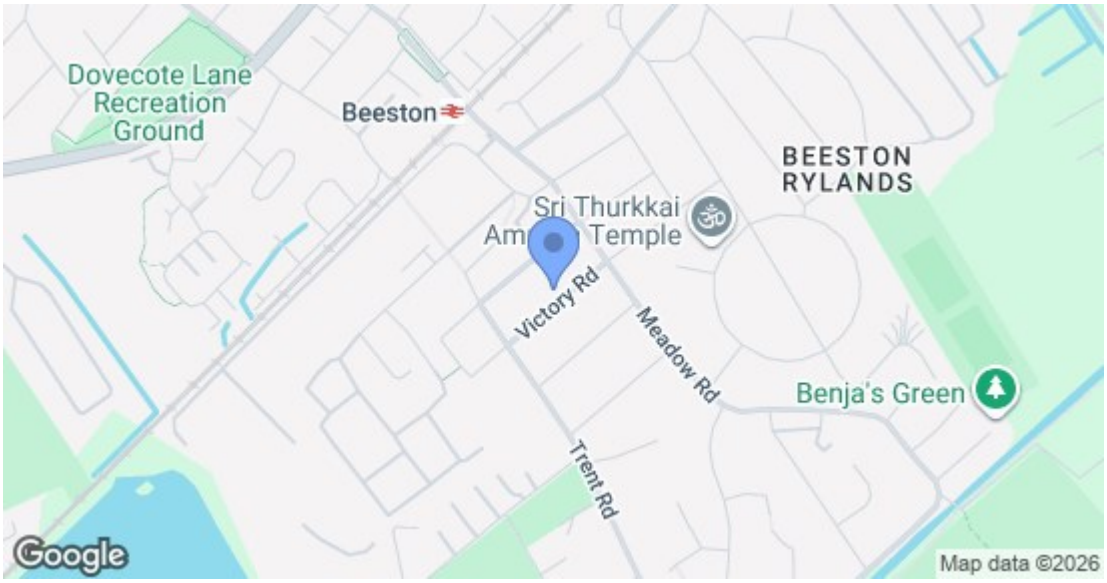
Outside
To the front of the property you will find a gravel frontage with a white picket fence, and to the rear you will find a paved patio overlooking the lawn, and a range of stocked beds and borders.

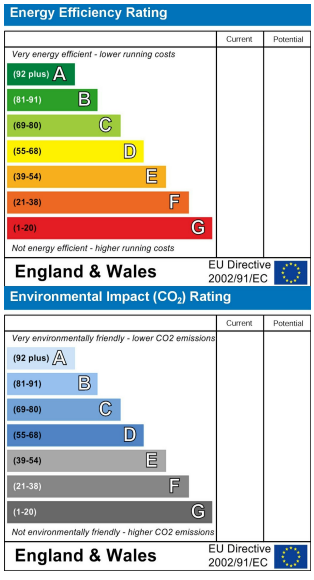
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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.









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