



Fletcher Road,
Beeston, Nottingham
NG9 2EL

£220,000 Freehold



A spacious, two bedroom, end of terrace property with the benefit of no upward chain.

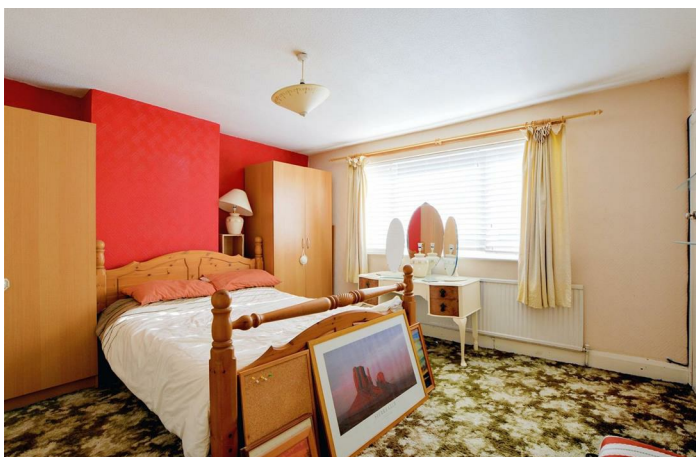
The property is the ideal purchase for a large variety of buyers including first time buyers, young families, or anyone looking to put their own stamp on their next purchase.

The property is situated within walking distance of Beeston High Street and therefore has the advantage of a variety of local amenities including shops, supermarkets, bars and restaurants, Nottingham University, and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city. Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: entrance space, living room, and open plan kitchen diner with breakfast bar. Rising to the first floor, there are two double bedrooms and a family bathroom.

To the front of the property, there is a paved garden for parking with a hedged boundary. The rear garden is also block paved providing a low maintenance garden enclosed with fenced boundaries.

If you are looking to put your own stamp on your next purchase then this would be all worthy of an internal viewing.



Entrance space

Composite door through to the entrance space.

Living room

13'11" x 15'1" (4.26 x 4.60)

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

Open plan kitchen/diner

17'3" x 11'9" (5.27 x 3.60)

Dining room

Carpeted room with radiator and UPVC double glazed French doors to the rear garden.

Kitchen

Wall, base, and drawer units with sink and drain and breakfast bar to break up the room. Space and fittings for freestanding appliances to include gas hob, fridge freezer, washing machine and drainer. Wall mounted boiler and UPVC double glazed window to the rear aspect.

Landing

Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom 1

14'0" x 12'11" (4.27 x 3.95)

Carpeted room with radiator, built in storage cupboard, and UPVC double glazed window to the front aspect.

Bedroom 2

10'7" x 11'10" (3.23 x 3.62)

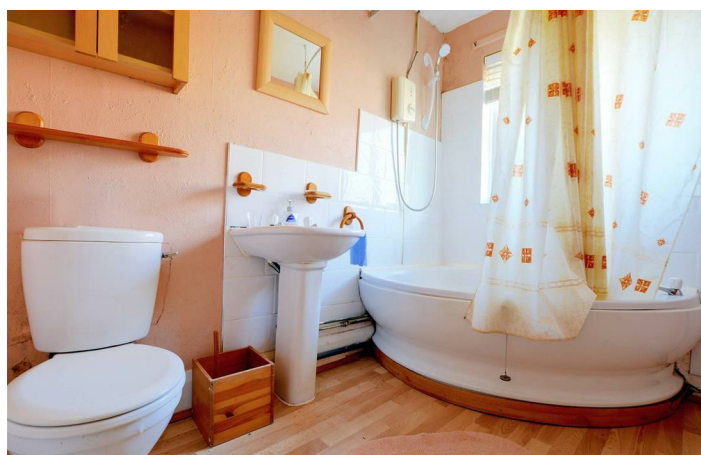
Carpeted room with radiator, built in storage cupboard, and UPVC double glazed window to the rear aspect.

Bathroom

Three piece suit to include corner bath with electric mains power shower above, wash hand basin, and W.C.

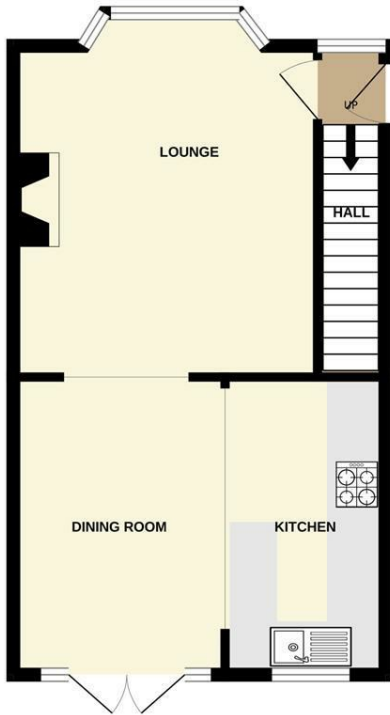
Outside

To the front of the property there is a paved garden for parking with a hedged boundary. The rear garden is also block paved providing a low maintenance garden enclosed with fenced boundaries.

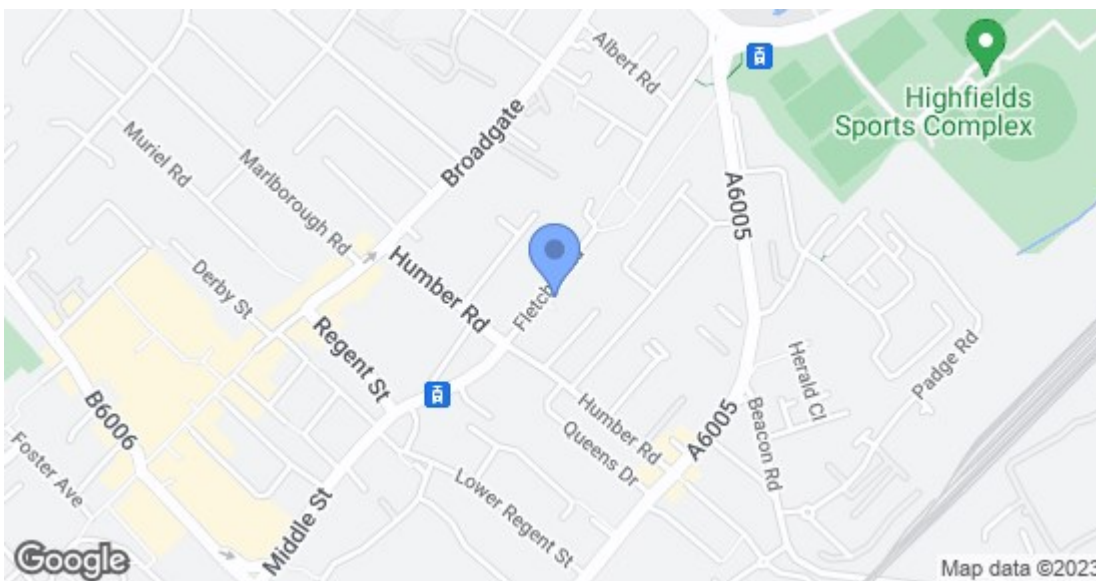
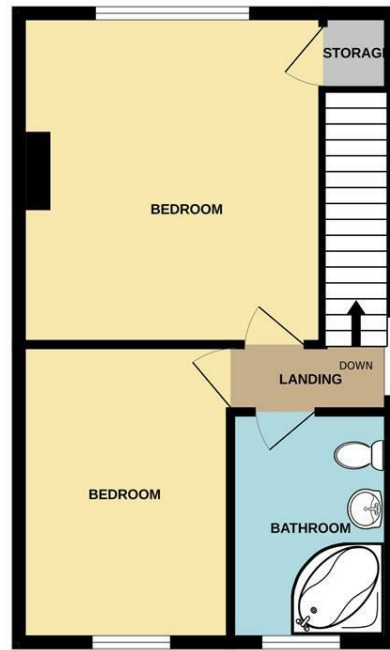




GROUND FLOOR



1ST FLOOR



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.