



Gatehouse Court,  
Beeston, Nottingham  
NG9 5DU

**£295,000 Freehold**



Situated in Beeston you are ideally located for access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, looking to put their own stamp on a purchase, this could include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room and kitchen. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is an allocated parking space. The enclosed rear garden is pebbled with a paved seating area keeping it low maintenance.

This property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and no upward chain.



### Entrance Hall

UPVC double glazed door through to the entrance hall with hard wood flooring, radiator and access to an under stairs storage cupboard.

### Living Room

17'3" x 11'6" (5.27m x 3.53m)

Reception room, with hard wood flooring, radiator, gas fire and UPVC double glazed box bay with door to the rear garden.

### Kitchen

7'1" x 9'8" (2.18m x 2.96m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler and UPVC double glazed window to the front aspect.

### First Floor Landing

Exposed hard wood flooring, with access to the loft hatch and cupboard housing the water tank.

### Bedroom One

9'1" x 14'7" (2.79m x 4.46m)

Double bedroom with hardwood flooring, radiator and UPVC double glazed window to the side and rear aspect.

### Bedroom Two

7'10" x 11'7" (2.40m x 3.54m)

Double bedroom with hardwood flooring, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, radiator and UPVC double glazed window to the side aspect.

### Outside

To the front is an allocated parking. The enclosed garden is primarily pebbled, with a paved seating area and walled boundary.

### 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

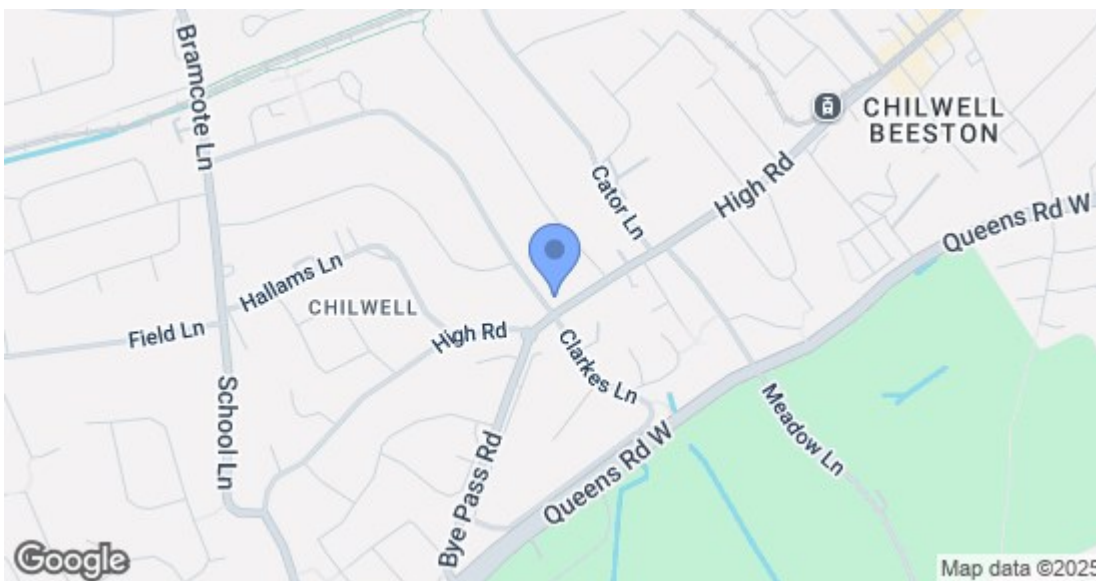
Does the property have spray foam in the loft?: No

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.





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	

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