

Clinton Street,  
Beeston, Nottingham  
NG9 1AZ

**£270,000 Freehold**

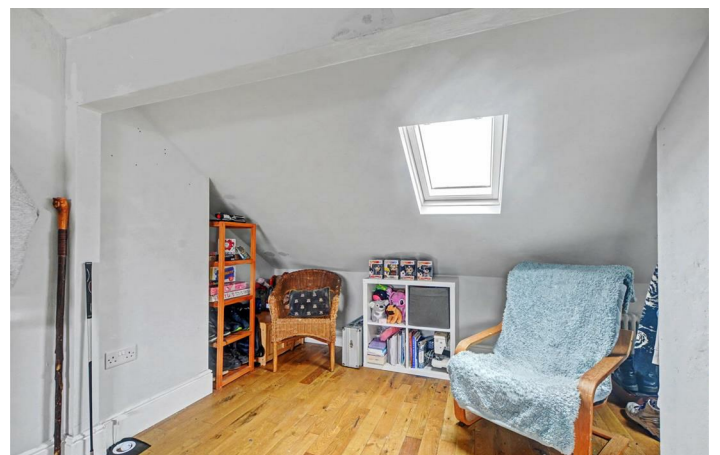


This delightful mid-terrace house on Clinton Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or professionals seeking a welcoming home.

The house boasts three spacious bedrooms, each designed to provide a peaceful retreat at the end of a busy day. The single bathroom is thoughtfully placed to serve the needs of the household, ensuring practicality and ease of use.

Situated in a vibrant community, this property benefits from its proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate a lively neighbourhood. The transport links are also commendable, providing easy access to Nottingham city centre and beyond.

This mid-terrace house on Clinton Street is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy all that Beeston has to offer. Do not miss the chance to view this charming residence and envision your future in this lovely part of Nottingham.



### Entrance Hall

Entrance door, tiled flooring, stairs to the first floor, and doors to the kitchen diner and lounge.

### Lounge

12'2" x 10'11" (3.73m x 3.35m )

Laminate flooring, fireplace with Adam style mantle, and bay window to the front.

### Kitchen Diner

23'8" reducing to 12'4" x 14'5" reducing to 6'10" (7.22m reducing to 3.78m x 4.41m reducing to 2.1m )

Tiled flooring, radiator, log-burner with tiled hearth, large under stairs storage cupboard, two windows to the rear, window to the side, a range of base and drawer units, oak work surfaces, Belfast sink, space for a cooker with extractor fan over, space for a fridge freezer, plumbing for a washing machine, and a door to the garden to the side.

### First Floor Landing

With a useful storage cupboard, stairs to the second floor and doors to the bathroom and two-bedrooms.

### Bedroom One

18'2" x 12'2" (5.54m x 3.71m )

With wooden flooring, period feature fireplace and three double glazed windows to the front.

### Bedroom Two

11'2" x 9'11" (3.41m x 3.03m )

Wooden flooring, radiator, and double glazed window to the rear.

### Bathroom

Incorporating a four-piece suite comprising: roll topped bath with shower handset, shower, WC, pedestal wash-hand basin, fully tiled walls and floor, double glazed window to the rear, extractor fan, spotlights, and radiator.

### Bedroom Three

18'7" x 7'6" (5.68m x 2.3m )

Laminate flooring, two radiators, three roof lights, spotlights and a door to the WC.

### WC

Fitted with a WC, wash-hand basin, and tiled flooring.

### Outside

Outside you will find a paved frontage with side access leading to the private and enclosed rear garden, which includes a patio, lawned area 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

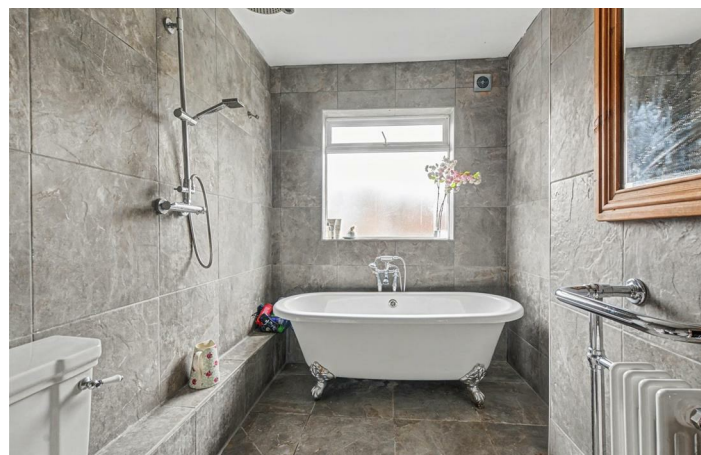
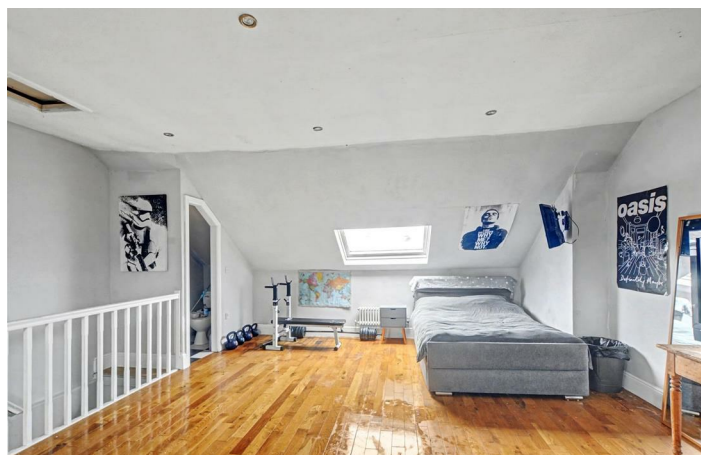
Accessibility/Adaptions: None

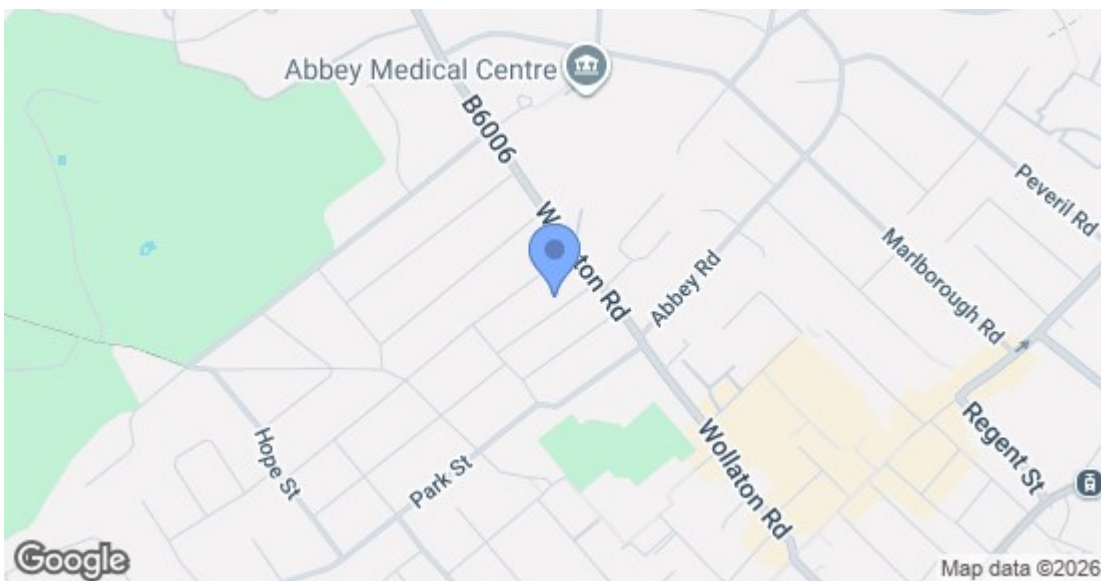
Does the property have spray foam in the loft?: No

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		
	57	71
<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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