



Waterloo Road,  
Beeston, Nottingham  
NG9 2BU

**£199,950 Freehold**



A two bedroom semi-detached house with an extension to the rear.

Considered an excellent opportunity for a first time buyer, investor or those looking to downsize, this excellent property is a rare opportunity well worthy of viewing.

In brief the internal accommodation comprises: Entrance hallway with a useful cupboard, kitchen, lounge/diner and sun room/conservatory, rising to the first floor are two bedrooms and a bathroom.

Outside the property has a low maintenance frontage with synthetic grass and railings and to the rear the property has an enclosed garden with paving, gravel and a shed.

Tucked away in an established residential location yet within easy walking distance of Beeston train station, the NET tram and Beeston town centre which offers a variety of shops and services.



### Hallway

A wooden panelled door leads to hallway with radiator, stairs off to first floor landing and useful storage cupboard.

### Kitchen

10'1" x 6'1" (3.09 x 1.86)

With fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with air filter above and electric oven below, plumbing for a washing machine and dishwasher, further appliance space, radiator, tiled flooring and UPVC double glazed window.

### Lounge/Diner

13'9" x 12'7" (4.20 x 3.86)

With UPVC double glazed patio doors leading to the conservatory, electric fire with Adam style surround and marble hearth and useful under stairs cupboard.

### Conservatory/Sun Room

9'10" x 9'3" (3.01 x 2.82)

UPVC double glazed doors with flanking windows, tiled flooring and radiator.

### First Floor Landing

With loft hatch.

### Bedroom One

12'7" x 10'4" (3.85 x 3.17)

With UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Two

9'6" x 9'1" (2.92 x 2.77)

With UPVC double glazed window, radiator and storage cupboard housing the boiler.

### Bathroom

With a three piece suite comprising WC, pedestal wash hand basin, bath with shower handset and further Mira shower over, part tiled walls, tiled flooring, extractor fan and wall mounted heated towel rail.

### Outside

To the front the property has a closed frontage with railings and a gate and synthetic grass. To the rear the property has an enclosed and private garden with paving, a gravelled area, raised border, timber shed and a pedestrian gate.

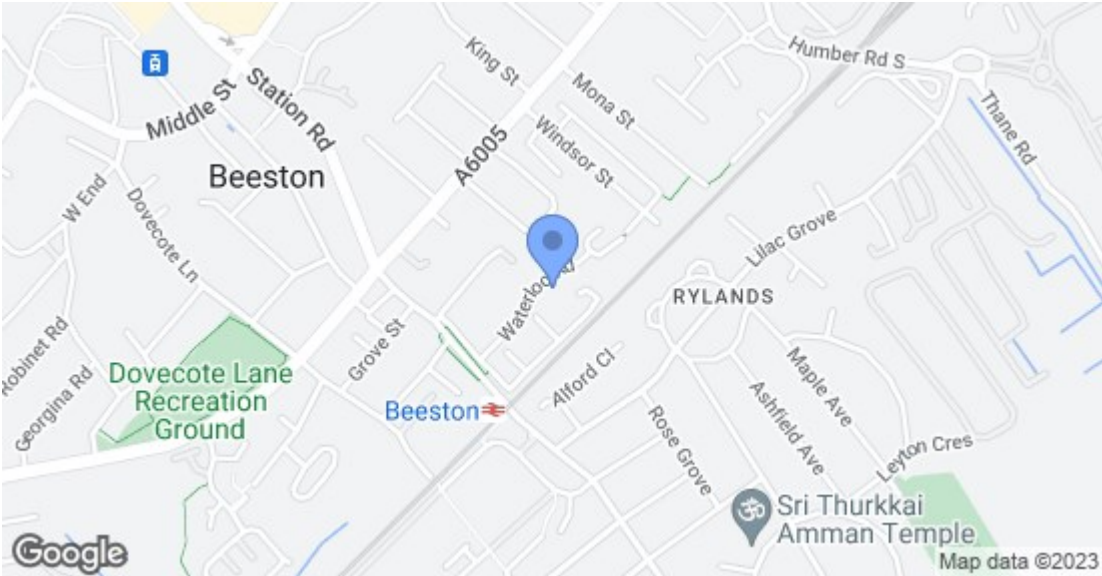




TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

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) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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 (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 |         |           |
| 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.