



Waterloo Road,  
Beeston, Nottingham  
NG9 2BU

**£199,950 Freehold**



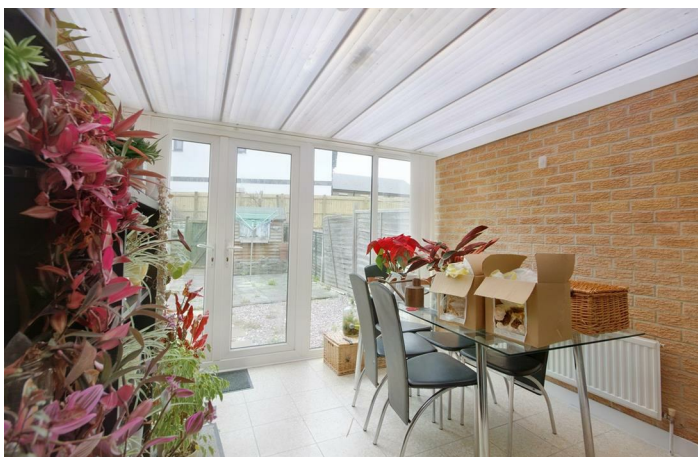
A two bedroom semi-detached house with an extension to the rear.

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

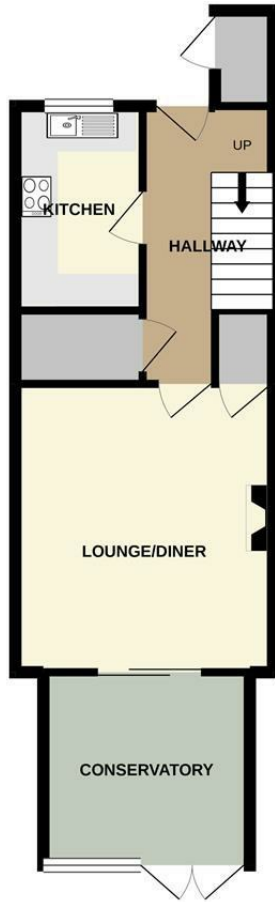
With a three piece suite comprising WC, pedestal wash hand basin, bath with shower handset and further Mira shower over, part tiled walls, tiled flooring, extractor fan and wall mounted heated towel rail.

### Outside

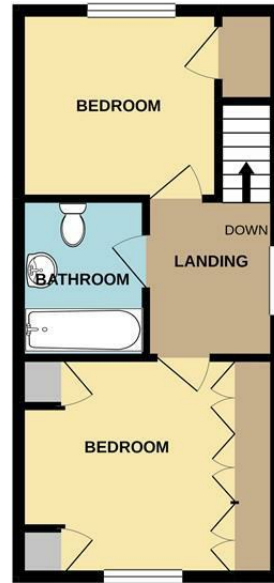
To the front the property has a closed frontage with railings and a gate and synthetic grass. To the rear the property has an enclosed and private garden with paving, a gravelled area, raised border, timber shed and a pedestrian gate.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

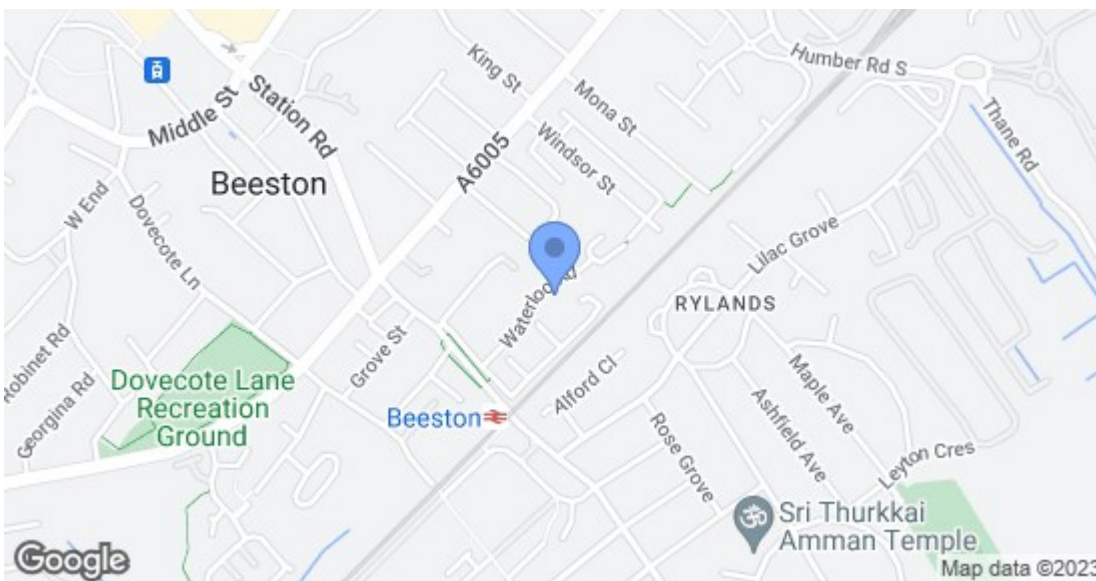


1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



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			
<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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