



Murden Way,  
Beeston, Nottingham  
NG9 2WF

**£200,000 Leasehold**



A two-double bedroom, mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of shops and amenities including Beeston Town Centre, The University of Nottingham, Queens Medical Centre, and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: entrance hall, lounge, and kitchen diner to the ground floor, with two good sized double bedrooms and a bathroom to the first floor.

Outside to the front of the property you will find a driveway with one parking space, and shared side access leading to the private and enclosed rear garden.

Offered to the market with the benefit of ready to move in condition, and a light and airy living space, the property is well worthy of an early internal viewing in order to be fully appreciated.



## Entrance Hall

Entrance door and secondary door leading into the lounge.

## Lounge

14'11" x 12'7" (4.55m x 3.85m )

A carpeted reception room with window to the front, electric fire with Adam-style mantle, stairs to the first floor, radiator and door leading into the kitchen diner.

## Kitchen Diner

12'7" x 8'2" (3.84m x 2.5m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and grill with gas hob and air filter over, space for a fridge, plumbing for a washing machine, tiled flooring, radiator, window to the rear and door to the rear.

## First Floor Landing

With loft hatch and doors leading into the bathroom and two bedrooms.

## Bedroom One

12'7" x 8'3" (3.85m x 2.52m )

A carpeted double bedroom with two windows to the rear and radiator.

## Bedroom Two

12'7" x 7'1" (3.84m x 2.18m )

A carpeted double bedroom with two window with secondary glazing to front, useful built in storage cupboard and radiator.

## Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and splashbacks, electric shaver point, radiator and extractor fan.

## Outside

Outside to the front of the property you will find a driveway with one parking space, and shared side access leading to the private and enclosed rear garden, which includes a patio with gravel area overlooking the lawn beyond, a useful storage shed, mature shrubs and fence boundaries.

## Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: Shared side access.

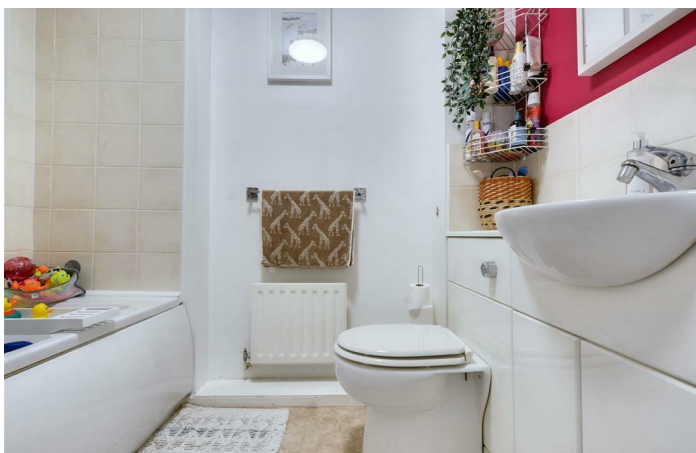
Planning Permissions/Building Regulations: None

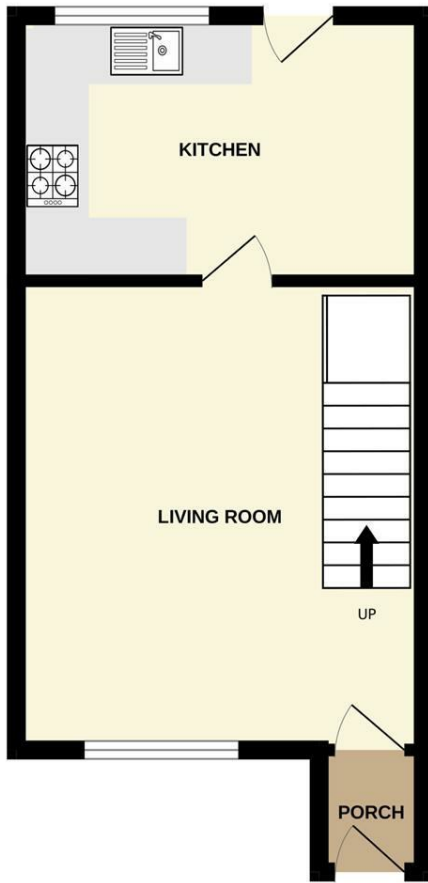
Accessibility/Adaptions: None

Has the Property Flooded?: No

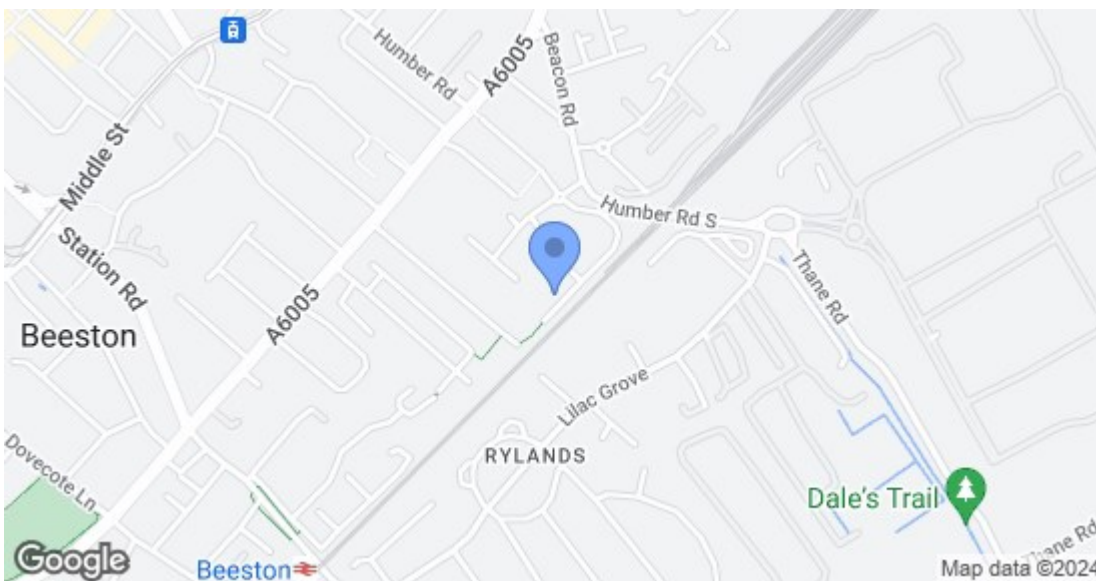
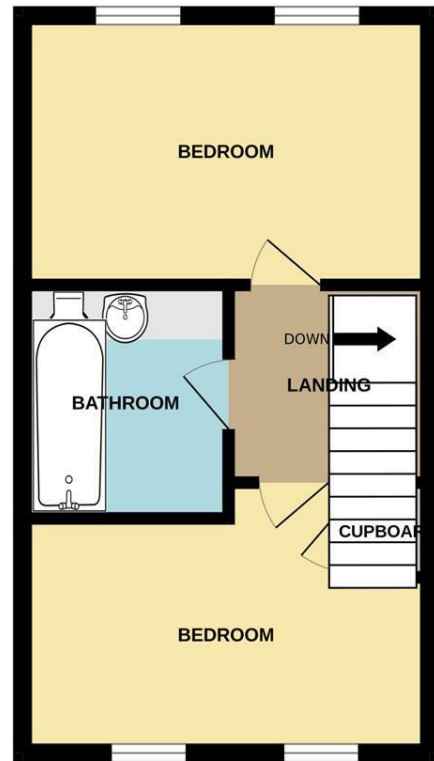
## Disclaimer:

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.





**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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