



Lower Road,  
Beeston, Nottingham  
NG9 2GL

**£275,000 Freehold**



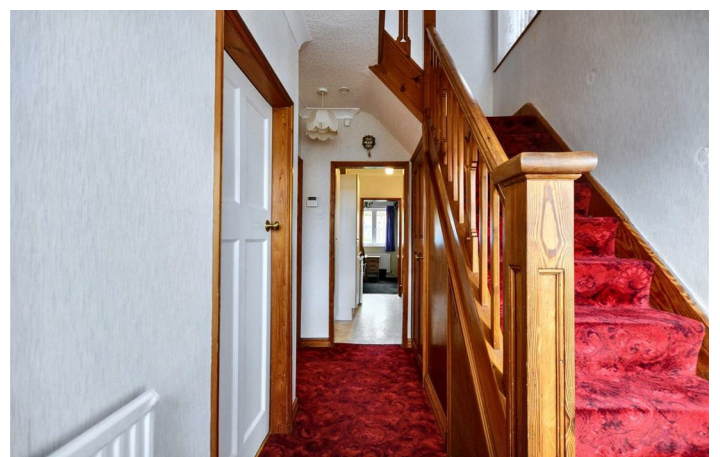
Situated within walking distance of Nottingham University, you are conveniently placed with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links with both bus and tram stops on the road.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to add to an investment portfolio.

In brief the internal accommodation comprises; an entrance hall, living room, open plan kitchen diner, utility room, ground floor bedroom and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with fencing and footpath to the gated rear garden. The rear garden is primarily lawned with a paved seating area, mature shrubs, shed and garage. The garage is accessed via a road from Albert Road.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the carpeted entrance hall with radiator.

### Living Room

13'1" x 11'10" (4.01m x 3.62m)

A carpeted reception room, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

24'2" x (7.37m x )

A range of wall and base units with work surfacing over, tiled splash backs and sink with drainer. Space and fittings for freestanding appliances to include an electric hob and fridge freezer. Radiator and UPVC double glazed door and window to the rear aspect.

### Utility Room

9'0" x 6'6" (2.76m x 2.00m )

Wall and base units with work surfacing over, tiled splash backs, space, and fittings for freestanding appliances to include washing machine and freezer.

### Bedroom Four

9'11" x 8'11" (3.04m x 2.72m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Downstairs WC

Low flush WC and wash hand basin, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

### First Floor Landing

A carpeted landing space, with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

11'5" x 10'11" (3.50m x 3.33m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

11'1" x 10'11" (3.39m x 3.35m)

A carpeted double bedroom, with radiator, fitted cupboard housing the water tank and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'10" x 6'6" (2.70m x 1.99m)

A carpeted single bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, heated towel rails and UPVC double glazed window to the rear.

### Loft

Spacious loft, fully boarded, with power points and skylight window.

### Outside

To the front of the property is a lawned garden with footpath to the front door and mature shrubs. Gated side access to an enclosed rear garden, primarily lawned with mature shrubs, a paved seating area, a handy shed and large workshop/garage.

### Garage

18'4" x 10'9" (5.61m x 3.28m )

Positioned at the far end of the garden and accessed via Albert Road, a spacious garage, with up and over door and power points.

### 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: right of way for garage access at the back.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

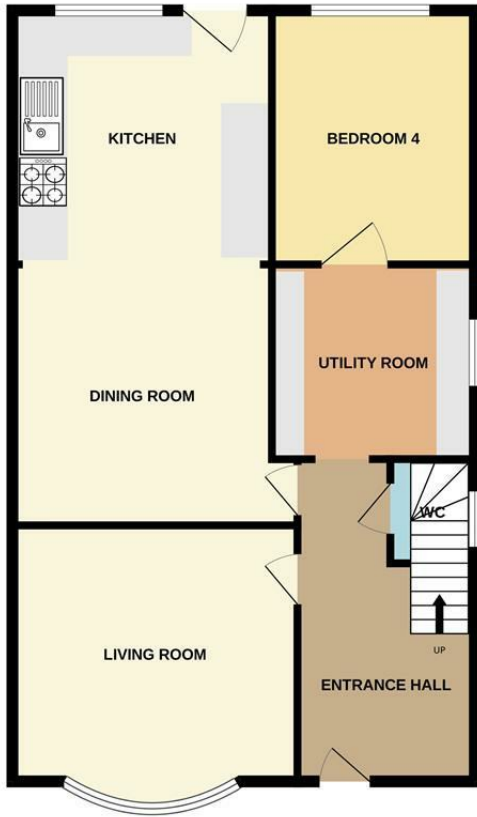
Has the Property Flooded?: No

### Disclaimer:

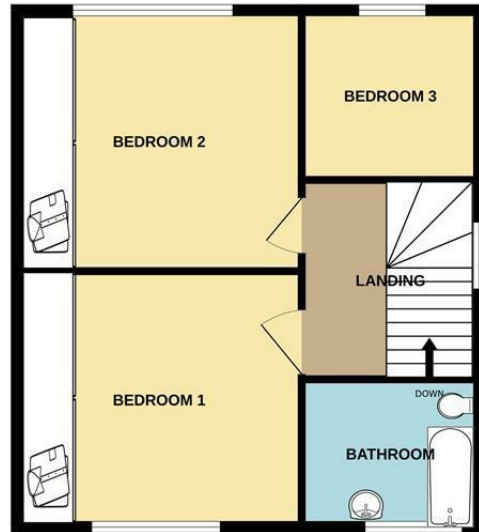
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



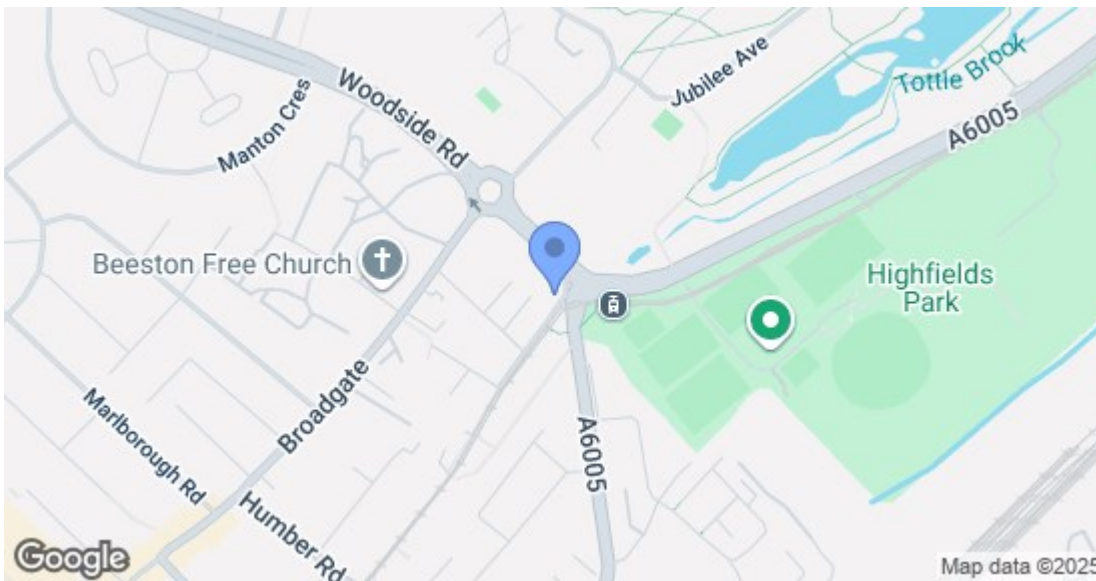
GROUND FLOOR



1ST FLOOR



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			
(55-68) D			
(39-54) E		53	
(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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