



Roxley Court,  
Beeston,  
NG9 2NU

**£210,000 Freehold**



A bright and airy two bedroom, semi detached property within walking distance of Beeston High Road.

Situated in Roxley Court, you are well positioned for access to a large range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room and kitchen diner. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a walled frontage and lawned garden space. At the rear of the property is a garage.

Having been a fantastic first home this property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring..

### Living Room

16'9" x 10'0" (5.13m x 3.05m )

Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed window to the front aspect.

### Kitchen Diner

13'3" x 10'0" (4.04m x 3.05m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer. Wall mounted boiler and UPVC double glazed window and door to the rear aspect.

### First Floor Landing

A carpeted landing space with access to the loft hatch and useful storage cupboard

### Bedroom One

13'3" x 10'0" (4.04m x 3.07m )

A carpeted double bedroom, with radiator, built in storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

12'0" x 6'9" (3.66m x 2.08m )

A carpeted double bedroom, with radiator 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, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a walled frontage, with lawned space, footpath to the front door and mature shrubs. To the rear of the property is a garage.

### Garage

Up and over door to the front, and power point.

### 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

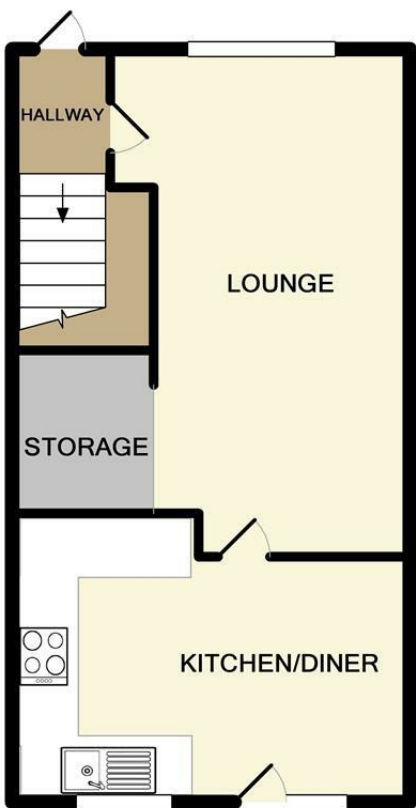
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

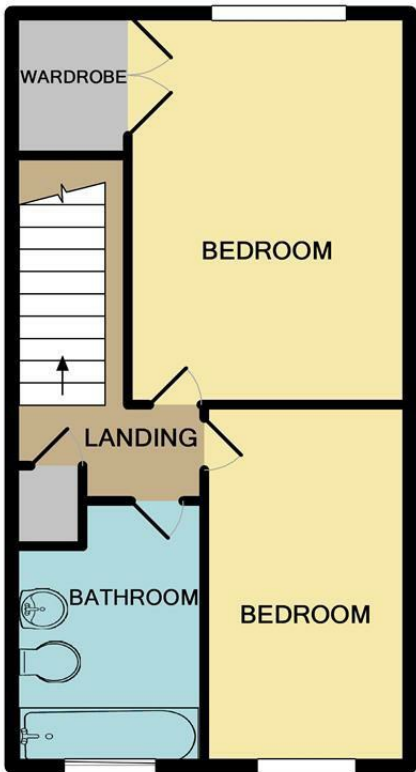
### Disclaimer:

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.



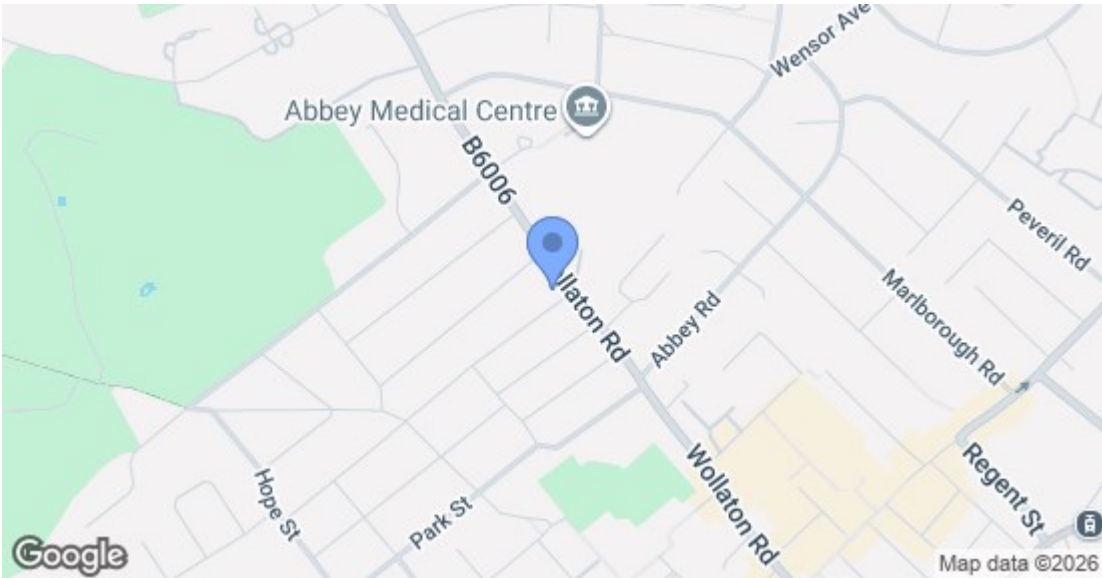


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
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		
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