



Middle Street,  
Beeston, Nottingham  
NG9 2AR

**£180,000 Freehold**



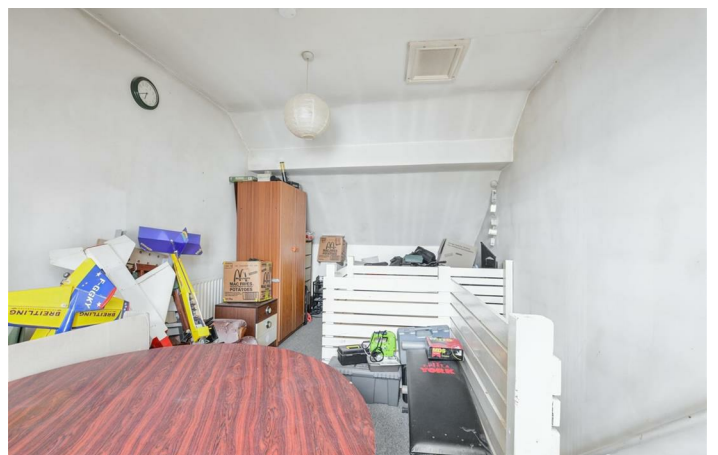
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a purchase, this could include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: living room, extended kitchen diner and downstairs bathroom. Rising to the first floor are two double bedrooms and then on the top floor is a further double bedroom.

Outside the property has walled frontage with gated footpath to the front door. Although currently over grown the rear garden could be made private with fencing to create a good outdoor space.

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



## Living Room

11'3" x 10'5" (3.45m x 3.19m )

UPVC double glazed entrance door through to a carpeted reception room with radiator and UPVC double glazed window to the front aspect.

## Kitchen Diner

22'9" x 10'5" (6.94m x 3.19m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with taps and drainer. Space and fitting for freestanding appliances to include electric cooker, fridge freezer and washing machine. Wall mounted boiler and UPVC double glazed window to the side aspect.

## Rear Lobby

UPVC double glazed door to the side passage.

## Downstairs Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower above, part tiled walls, radiator and airing cupboard.

## First Floor Landing

A carpeted landing space.

## Bedroom One

11'5" x 10'5" (3.48m x 3.19m )

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

## Bedroom Two

10'2" x 8'7" (3.10m x 2.63m )

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

## Second Floor

### Bedroom Three

22'0" x 10'2" (6.73m x 3.11m )

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

## Outside

To the front is a walled frontage with gated footpath to the front door. Although currently overgrown the rear garden could be made private with fencing to create a good outdoor space.

## 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 at the back for gardens.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

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

Has the Property Flooded?: No

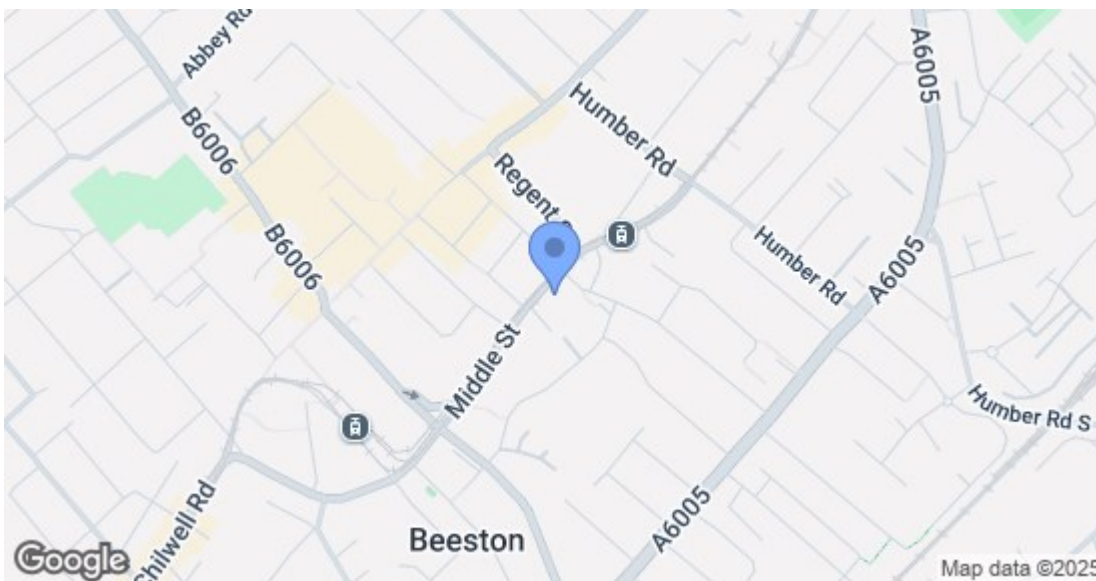
## Disclaimer:

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.





**Robert Ellis**  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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