



Trent Road,
Beeston, Nottingham
NG9 1LD

£230,000 Freehold



A lovely two-bedroom, mid terrace house full of character and charm.

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 wonderful 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; living room, dining room, and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and the bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then enclosed with fenced boundaries.

Having been well maintained by the currently vendors this delightful 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.



Living Room

11'4" x 11'1" into bay (3.47m x 3.39 into bay)

UPVC double glazed door through to living room, exposed varnished floorboards, fitted alcove shelving, a radiator, UPVC double glazed box bay window and open fire with tiled hearth and Adam style surround with a recently added log burner.

Dining Room

12'0" x 11'4" (3.67m x 3.47m)

The exposed varnished floorboards continue through to the dining room, here is also a radiator, access to the under stairs cupboard and UPVC double glazed French doors to the rear garden

Kitchen

16'11" x 5'8" (5.18m x 1.73m)

Fitted with a range of wall, base and drawer units, working surfaces with tiled splashback, stainless steel one and half bowl sink and drainer unit with mixer, integrated electric oven with inset electric hob above and extractor fan over, space and plumbing for washing machine, further useful appliance space, wall mounted boiler, tiled flooring, radiator and two UPVC double glazed windows to the side.

First Floor Landing

Stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One

12'1" x 8'8" (3.70m x 2.66m)

UPVC double glazed window to the front, exposed varnished floorboards, fitted alcove shelving and radiator.

Bedroom Two

12'1" x 8'8" (3.70m x 2.66m)

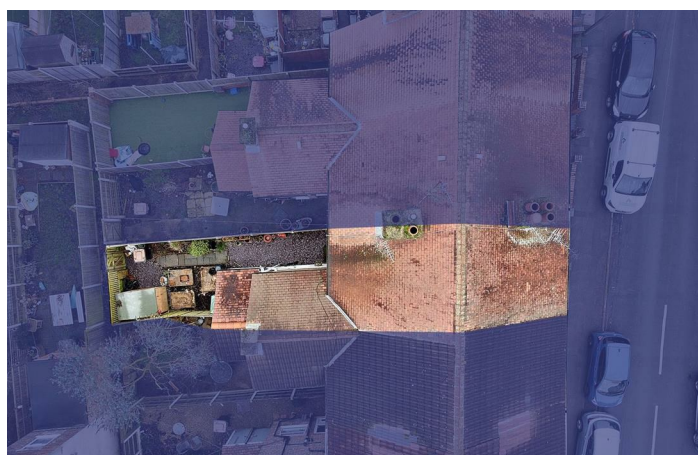
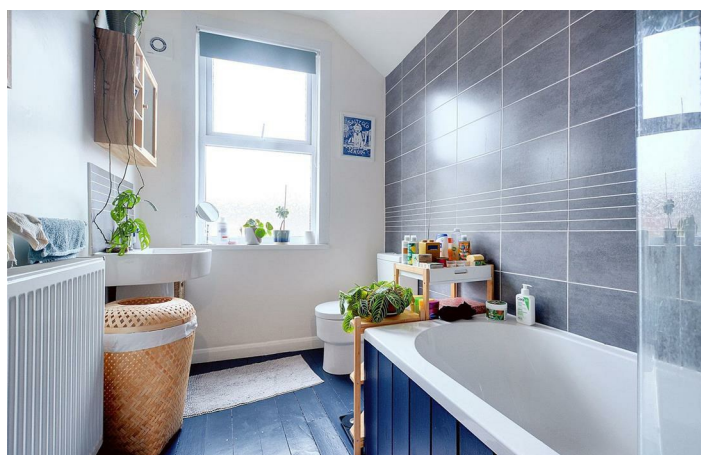
UPVC double glazed window to the rear, exposed varnished floor boards and radiator.

Bathroom

Incorporating a three piece suite comprising; low level WC, pedestal wash hand basin, P-shaped bath with shower tap fittings, part tiled walls, wooden flooring, radiator, extractor fan and obscure UPVC double glazed window to the rear.

Outside

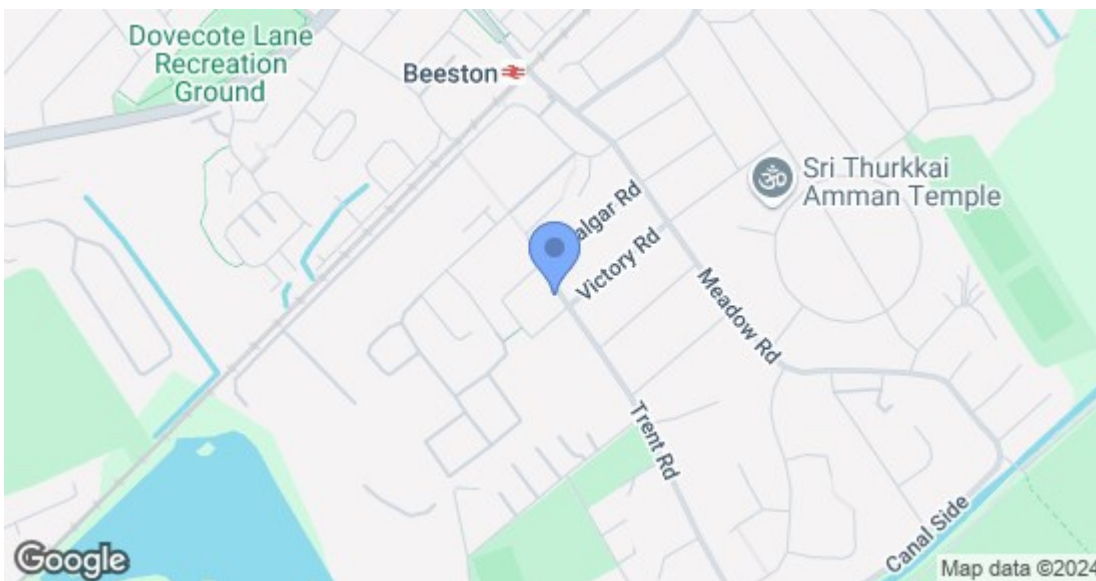
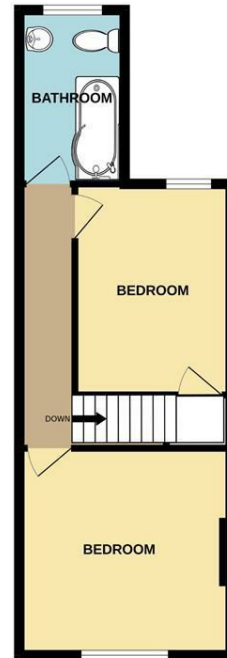
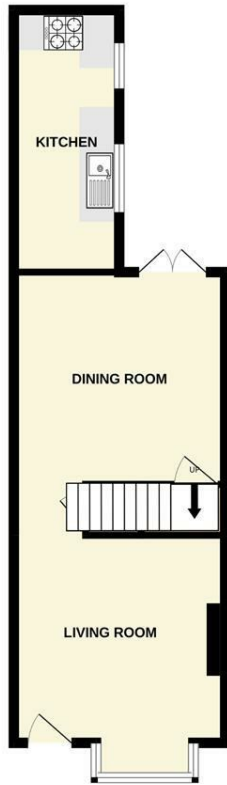
Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is enclosed with fenced boundaries, and to keep it low maintenance, it has been covered with slate chippings with three raised flower beds and space for a shed.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details 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.