



Marlborough Road,
Beeston, Nottingham
NG9 2HG

£180,000 Freehold



A ground floor apartment, in a central location with the benefit of no upward chain.

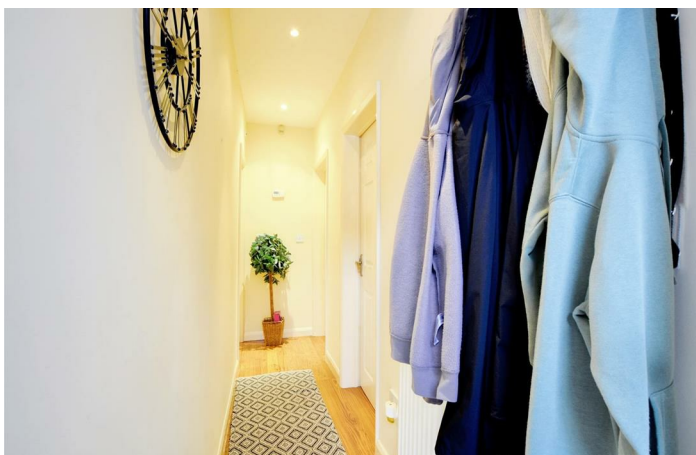
With the option of purchasing the property with a sitting tenant this would make an ideal investment for any buy to let investor looking to add to their portfolio. Otherwise the well presented apartment would be well suited to a first time buyer or anyone looking to downsize within the area.

Centrally located the property has the advantage of a large variety of local amenities included supermarkets, restaurants and local coffee shops . There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; entrance hall, living room, sunroom, kitchen, double bedroom and bathroom.

The property also has the benefit of a shared low maintenance front garden that is paved with gated access to the rear garden. The rear garden is split into two and the garden directly outside the back door is owned by this property, it is primarily lawned with mature shrubs and a paved seating area.

This fantastic property has been thoughtfully converted and with the advantage of no upward chain this apartment is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door, radiator and doors leading into the bedroom, bathroom and lounge.

Lounge

13'8" x 10'4" (4.19m x 3.15m)

Laminate flooring, radiator and French doors leading into the conservatory.

Sunroom

10'3" x 8'6" (3.13m x 2.60m)

Currently set up as a dining room with laminate flooring, radiator, Velux window, spot lights to ceiling and UPVC French doors leading to the rear garden,

Kitchen

11'2" x 6'2" (3.42m x 1.89m)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, space and plumbing for washing machine, further useful appliance space, tiling to walls, laminate flooring and UPVC double glazed window to the rear.

Bedroom One

15'5" x 10'4" (4.70m x 3.15m)

UPVC double glazed bay window to the front, carpet flooring and radiator.

Bathroom

Fitted with a three piece suite comprising, panelled bath with electric shower over and glass splash screen, wash hand basin, low level WC, tiling to walls and floor, wall mounted heated rail and a useful storage cupboard.

Outside

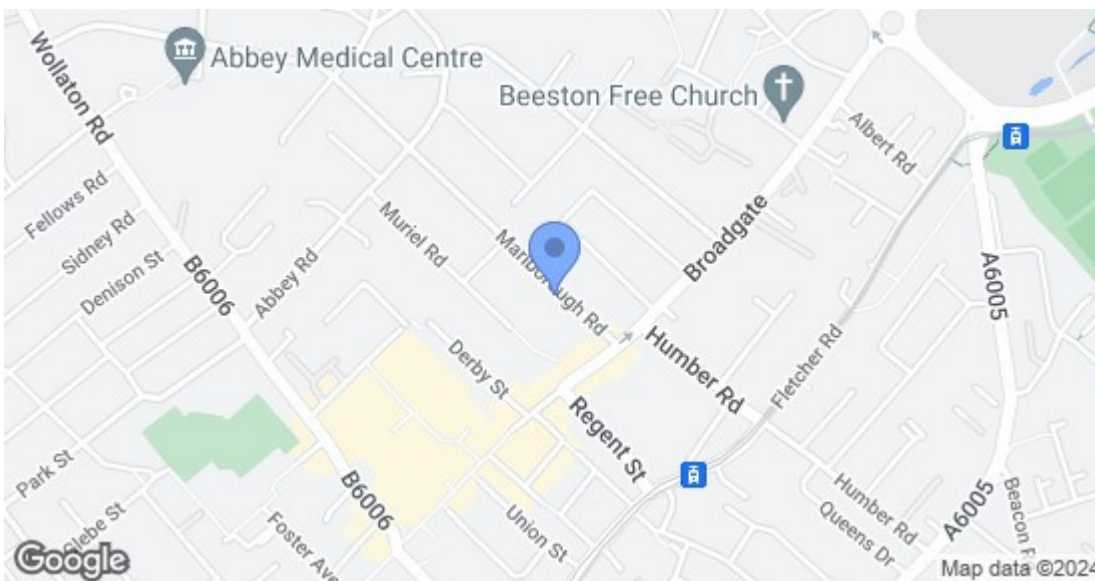
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GROUND FLOOR



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			
(81-91) B			
(69-80) C		73	77
(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	

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