



Cartwright Way,  
Beeston, Nottingham  
NG9 1RL

**£265,000 Freehold**



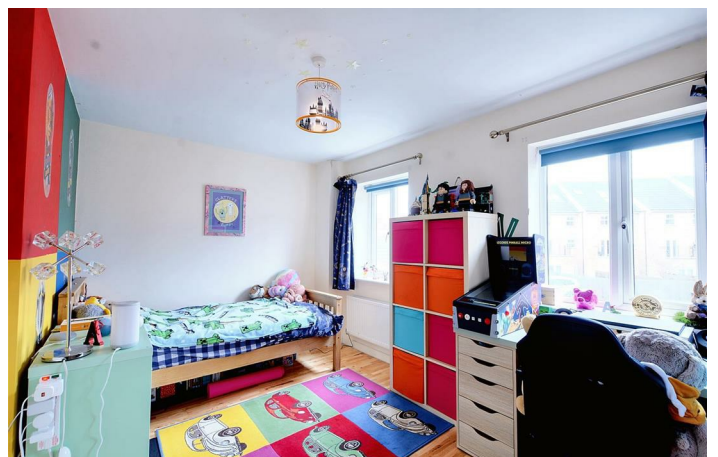
A well presented and well proportioned three double bedroom end town house.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links, Beeston Town Centre, Beeston Train Station and Boots head office, this fantastic property is considered an ideal opportunity for a variety in potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation which is arranged over three floors comprises; entrance hall, kitchen, lounge diner and guest cloakroom to the ground floor and two good sized double bedrooms and bathroom to the first floor and rising to the second floor you will find the main bedroom suite.

Outside there is a pedestrian foot path leading to the front of the property and gated side access to the two parking spaces, electric car charging point and the garden which includes a patio overlooking the artificial lawn beyond, useful storage shed, bike shed and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, solar panels and ready to move in condition, this great property truly must be viewed in order to be fully appreciated.



### Entrance Hall

Double glazed entrance door, stairs leading to the first floor, radiator and doors to the guest cloakroom, lounge diner and kitchen.

### Kitchen

11'5" x 6'0" (3.49m x 1.84m )

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated double electric oven with gas hob, aluminium splashback and air filter over, laminate flooring, integrated fridge freezer, washing machine, dishwasher and UPVC double glazed window to the front.

### Lounge Diner

15'7" x 13'1" (4.76m x 3.99m )

A carpeted room with two radiators, useful under stairs storage cupboard and UPVC double glazed French doors with flanking windows to the rear garden.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin, tiled splashbacks, radiator, 5kW battery for the solar panels and obscure UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side, stairs leading to the second floor, radiator and doors to the bathroom and two bedrooms.

### Bedroom Two

13'1" x 9'2" (3.99m x 2.81m )

With laminate flooring, fitted wardrobes, radiator and two UPVC double glazed windows to the rear.

### Bedroom Three

13'1" x 8'9" (3.99m x 2.69m )

A carpeted bedroom with two UPVC double glazed windows to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising; panelled bath with hand held shower over, pedestal wash hand basin, low level WC, tiled splash backs, radiator and a airing cupboard housing the hot water cylinder.

### Second Floor Landing

With a useful storage cupboard, UPVC double glazed window to the side and door to main bedroom suite.

### Main Bedroom Suite

13'2" x 11'1" (4.03m x 3.38m )

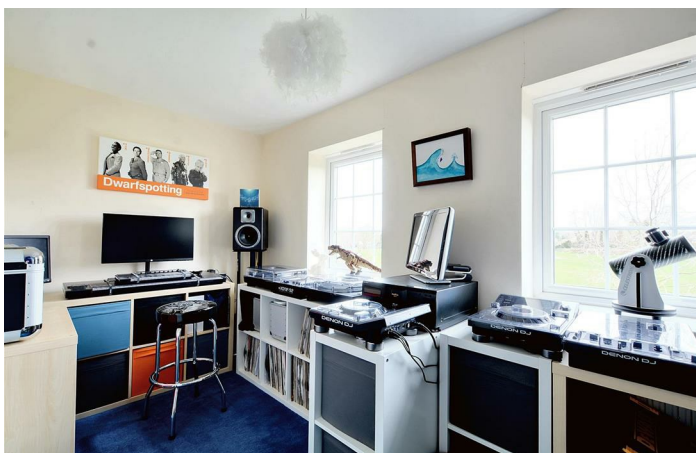
A carpeted double bedroom with UPVC double glazed window to the front, loft hatch, radiator and door to the en-suite.

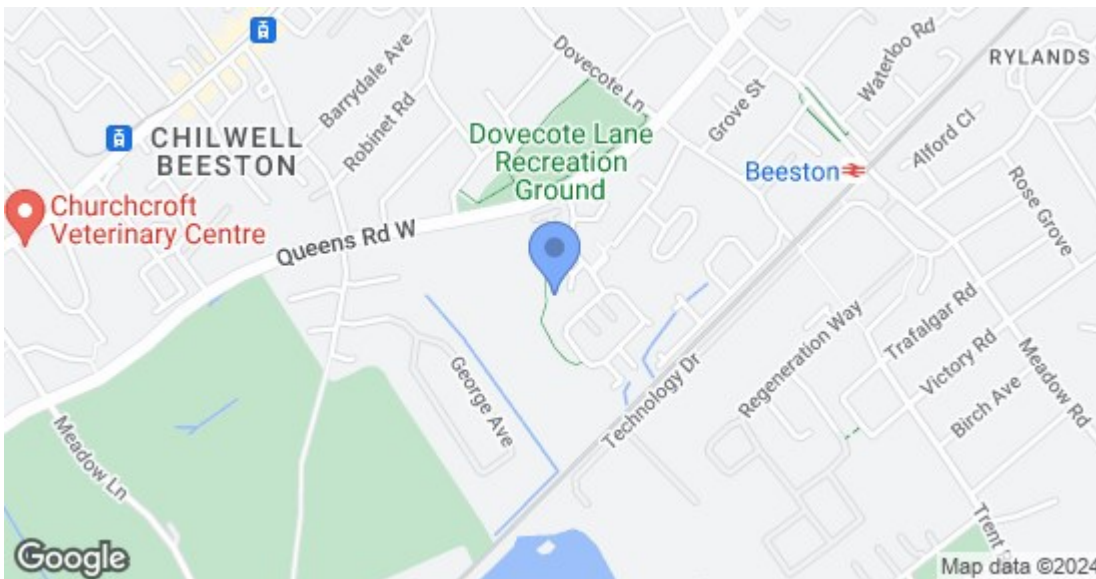
### En-Suite

Incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, Velux window, tiled splashback, radiator and extractor fan.

### Outside

Outside there is a pedestrian foot path leading to the front of the property and gated side access to the two parking spaces, electric car charging point and the garden which includes a patio overlooking the artificial lawn beyond, useful storage shed, bike shed and fence boundaries.





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	
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	

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.