



Central Avenue,  
Beeston, Nottingham  
NG9 2QQ

**£260,000 Freehold**



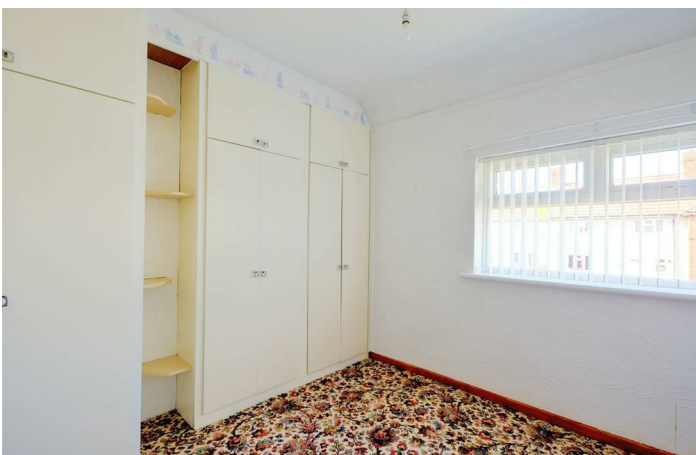
Sitting on a spacious plot this property has the potential for future developments subject to the relevant planning permissions making it suitable for a large variety of purchasers including; first time buyers, young professionals or investors looking to add to their rental portfolios.

The property is within easy reach of a variety of local amenities including, shops, supermarkets, bars and restaurants, The University of Nottingham and the Queens Medical Centre. There is also the benefit of bus and NET tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: entrance hall, lounge, breakfast kitchen and downstairs WC. Then rising the first floor there are three bedrooms and a family bathroom.

To the front of the property there is paved driveway providing ample car standing for multiple vehicles, with lawned areas either side. To the rear of the property is a generous low maintenance garden which features a paved patio seating area, mature trees, useful storage shed and is enclosed with timber fencing.

With the benefit of no upward chain, this property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

UPVC entrance door to front, stairs rising to the first floor and sliding door leading into the lounge.

### Lounge

10'7" x 8'7" (3.23m x 2.62m )

UPVC double glazed window to the front, carpet flooring, radiator, obscured window to the rear and sliding door leading into the kitchen.

### Breakfast Kitchen

16'5" x 9'0" (5.02m x 2.75m )

Fitted with a range of wall, base and drawer units, rolled edge working surfaces, one and half bowl sink and drainer unit, space and fitting for free standing appliances to include; fridge freezer, electric oven and washing machine, wall mounted combination boiler, radiator, useful under stair storage cupboard, vinyl flooring, two UPVC double glazed windows to the rear and door leading into rear lobby.

### Rear Lobby

UPVC double glazed door leading to the rear garden and door leading into the downstairs WC.

### Downstairs WC

Fitted with a low level WC an obscured UPVC double glazed window to the rear.

### First Floor Landing

Stairs rising from the ground floor, useful attic access and doors leading into the three bedrooms and bathroom.

### Bedroom One

10'7" x 8'7" (3.23m x 2.62m )

UPVC double glazed window to rear, carpet flooring and radiator.

### Bedroom Two

9'11" x 9'3" (3.04m x 2.84m )

UPVC double glazed to the front, carpet flooring, fitted wardrobes and radiator.

### Bedroom Three

7'5" x 7'4" (2.27m x 2.25m )

UPVC double glazed window to rear, carpet flooring and radiator.

### Bathroom

Fitted with a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiling to walls, carpet flooring, radiator and obscured UPVC double glazed window to the front.

### Outside

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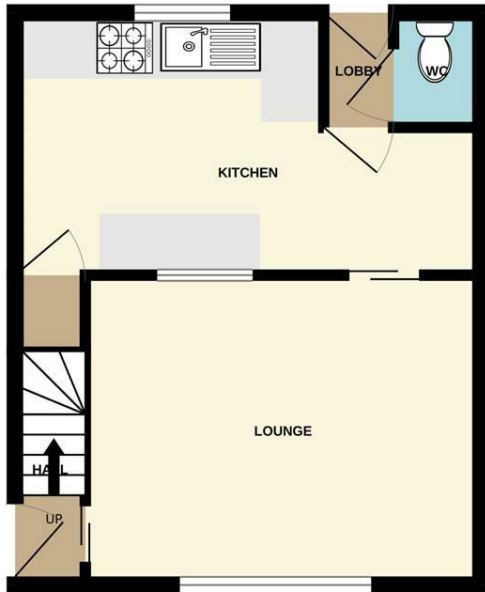
### Council Tax Band

Broxtowe Borough Council Band B

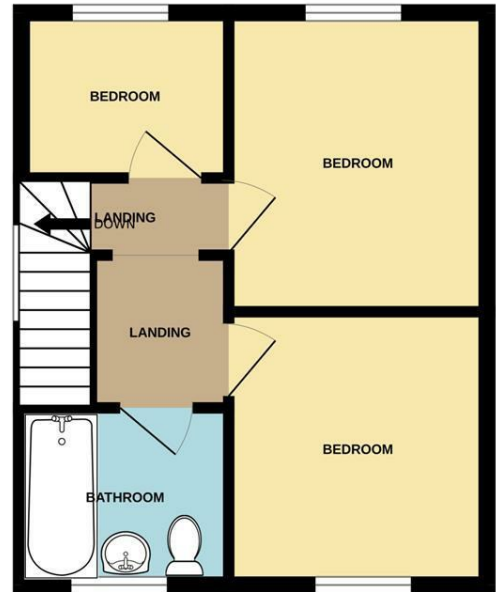




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.