Robert Ellis

look no further. . .

Queens Road
Beeston, Nottingham NG9 2DB

£180,000 Freehold

*** Cash Buyers Only ***
A spacious three bedroom mid-terrace house with a low maintenance rear garden.

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Situated in this popular and convenient residential location in central Beeston, readily accessible for a range of local shops and amenities including Nottingham University, Boots HQ, the Queen's Medical Centre, Beeston train station and close to Skylink bus stops for 24 hour service to Nottingham centre, Long Eaton, Castle Donington employment sites and East Midlands Airport & Gateway, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, investors and those looking for a project.

In brief the internal accommodation which is split over three floors comprises: Entrance hallway, lounge, dining room, kitchen and bathroom to the ground floor with two good sized double bedrooms to the first floor and a further third double bedroom on the second floor.

The property has provided high yield income for a number of years as an HMO with 3/4 lettable rooms. It is fully cleared and is ready for upgrading to modern standards to the purchaser's specifications.

Outside the property benefits from a courtyard style rear garden with a useful storage shed, fenced boundaries and side street parking accessible from the rear.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, although in need of some updating and modernising, an early internal viewing comes highly recommended.

Hallway
With front door and doors to the dining room and lounge.

Lounge
12'4" x 8'7" (3.77 x 2.64)
With UPVC double glazed bay window to the front and radiator.

Dining Room
12'2" x 11'10" (3.72 x 3.61)
With useful understairs storage cupboard, UPVC double glazed window to the rear, radiator, stairs to the first floor and door to the kitchen.

Kitchen
12'8" x 6'1" (3.88 x 1.87)
With a range of wall and base units, worksurfaces, sink with drainer, space for a cooker and fridge freezer, UPVC double glazed door and window to the side, plumbing for a dishwasher and washing machine, radiator and door to the bathroom.

Bathroom
Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled floor and walls, extractor fan and UPVC double glazed window to the side.

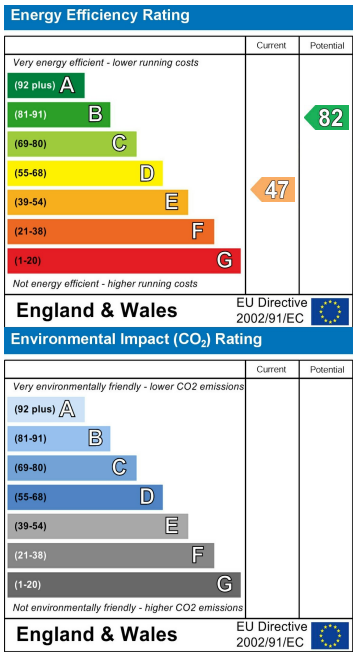
First Floor Landing
With original wooden floorboards, stairs to the second floor and doors to two bedrooms.

Bedroom One
12'4" x 11'11" (3.78 x 3.64)
With UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom Two
11'11" x 9'11" (3.65 x 3.03)
With UPVC double glazed window to the rear, radiator and airing cupboard housing the boiler and hot water cylinder.

Bedroom Three
12'3" x 12'0" (3.74 x 3.66)
With window to the front and radiator.

Outside
Outside the property benefits from a courtyard style rear garden with a useful storage shed, fenced boundaries and side street parking accessible from the rear.



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.

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