



Trent Road,  
Beeston, Nottingham  
NG9 1LQ

**£225,000 Freehold**



A recently renovated, traditional two bedroom end terrace house.

Renovated to a good standard, including a new kitchen with fitted appliances and new bathroom, re-plastering, decorating and carpeting throughout as well as general updating this stylish and contemporary property now offers ready to move into accommodation that is ideal for a wide variety of potential purchasers, but considered ideal for a first time buyer.

In brief the internal accommodation comprises of: entrance hall, sitting room, kitchen diner and WC. To the ground floor rising to the first floor are two bedroom and bathroom.

Outside the property has a particularly large plot with a primarily lawned garden to the front and to the rear has an enclosed garden with patio gravelled area, lawn, mature shrubs and trees.

Available to the market with the benefit of chain free vacant possession, and well placed for easy access to Beeston Train Station and canal which leads through to Attenborough Nature Reserve. This great property is well worth of viewing.



### Entrance Hall

UPVC double glazed entrance door leads to hallway with stairs off to first floor landing.

### Sitting Room

1387'9" x 1227'0" (423 x 374 )

UPVC double glazed bay window and radiator.

### Kitchen Diner

1545'3" x 915'4" (471 x 279)

With an extensive range of fitted new wall and base units, work surfacing with tiled splash back. One and half bowl sink with mixer tap. Inset electric hob with electric oven below and air filter above. Plumbing for a washing machine, UPVC double glazed window and door to the exterior.

### WC

WC with wash hand basin fitted into the cistern. UPVC double glazed window.

### Landing

UPVC double glazed window and radiator.

### Bedroom One

1194'2" x 1223'9" (364 x 373)

UPVC double glazed window and radiator and fitted cupboard.

### Bedroom Two

925'2" x 915'4" (282 x 279 )

UPVC double glazed window and radiator.

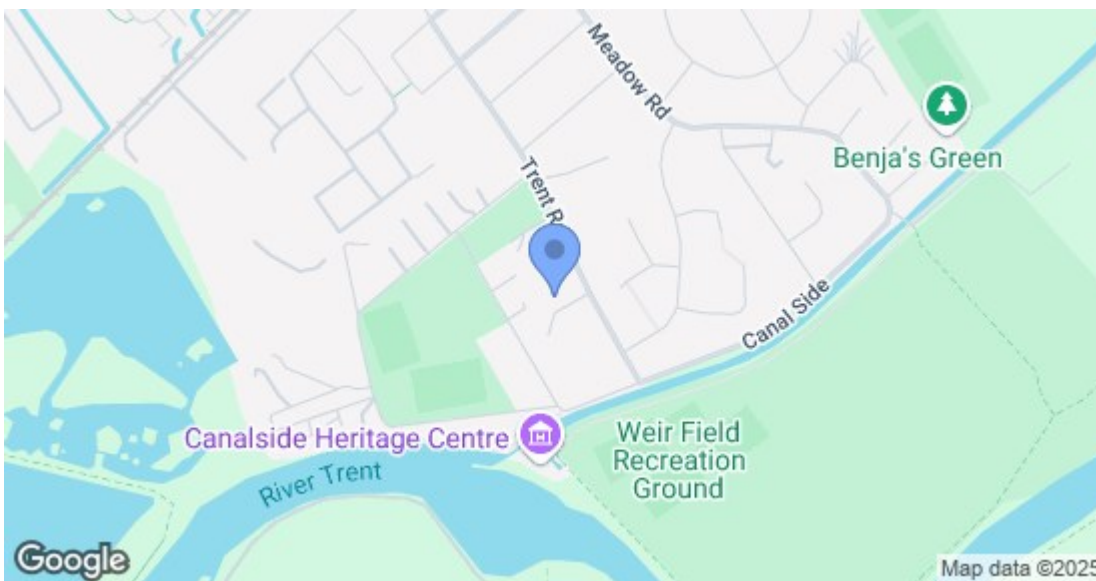
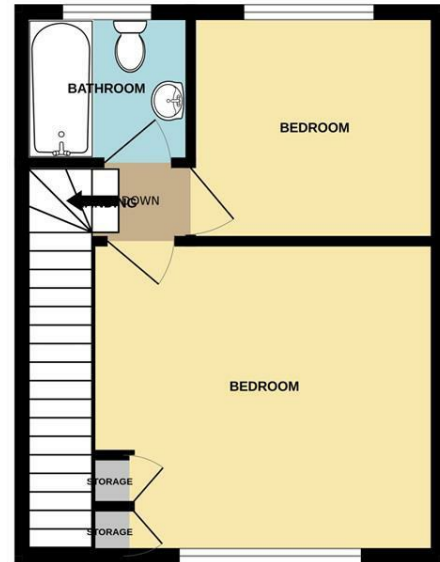
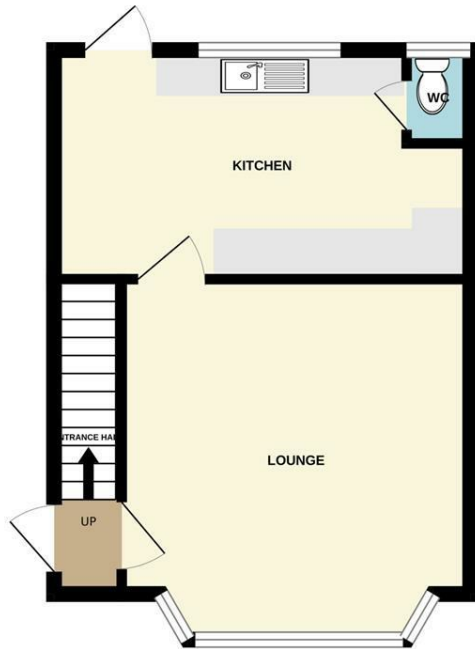
### Bathroom

Modern fitments in white comprising of: WC, pedestal wash hand basin, bath with Mira shower over, wall mounted heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed window.

### Outside

To the front the property has a primarily lawned garden with a hedged boundary and gated access to the rear of the property. To the rear, the property has a generous and private enclosed garden with patio, outside tap, lawn, gravelled area, bush shrubs and trees.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.