



Princess Avenue,  
Beeston, Nottingham  
NG9 2DH

**Offers Over  
£230,000 Freehold**



A delightful three bedroom, semi detached property with the benefit of no upward chain.

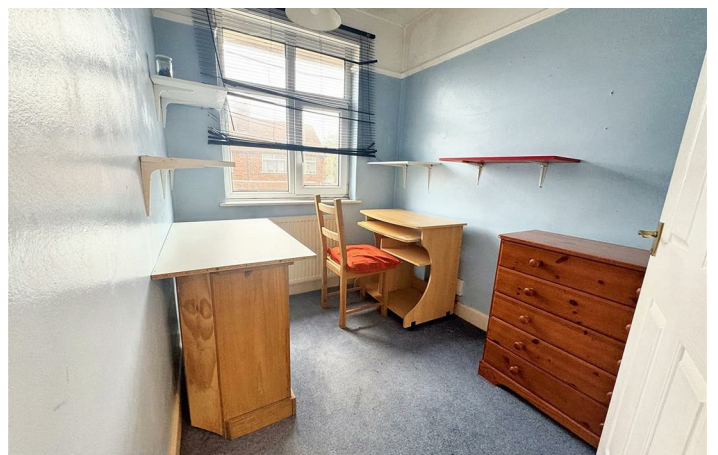
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers or young professionals.

In brief the internal accommodation comprises; an entrance hall, living room and kitchen diner. Then rising to the first floor are three bedrooms and bathroom.

Outside to the front of the property is a garden space with mature shrubs and paved driveway, with ample off-street parking and gated access to the rear. This low maintenance, enclosed garden is primarily grey slate with a decked seating area.

Having been previously let, the property benefits from gas central heating and UPVC double glazing throughout, and is well worthy of an early internal viewing



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring, radiator, and access to the under stairs storage cupboard.

### Living Room

11'8" x 10'7" (3.57m x 3.23m )

A reception room, with laminate flooring, radiator, gas fire and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

17'0" x 9'11" (5.19m x 3.03m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include a gas cooker and washer dryer. Tiled flooring, wall mounted boiler, radiator, UPVC double glazed window to the rear aspect and access to the pantry cupboard housing a freestanding fridge freezer.

### Landing

UPVC double glazed window to the side aspect and loft hatch with retractable ladder leading to the fully boarded loft.

### Bedroom One

10'5" x 10'2" (3.20m x 3.11m )

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

10'7" x 10'0" (3.25m x 3.05m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'5" x 6'0" (2.28m x 1.84m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, bath with electric power shower and glass shower screen, radiator, part tiled walls and UPVC double glazed window to the front aspect.



### Outside

To the front of the property is a garden space with mature shrubs, walled front boundary and paved driveway providing off road parking, and gated access to the rear garden. This is fairly low maintenance with grey slate tiling, a decked seating area and two garden sheds, one with power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

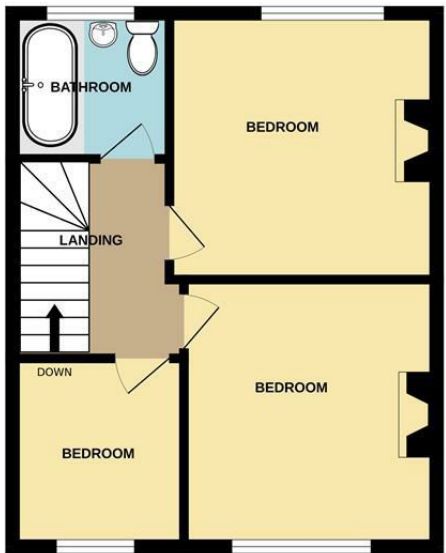
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GROUND FLOOR

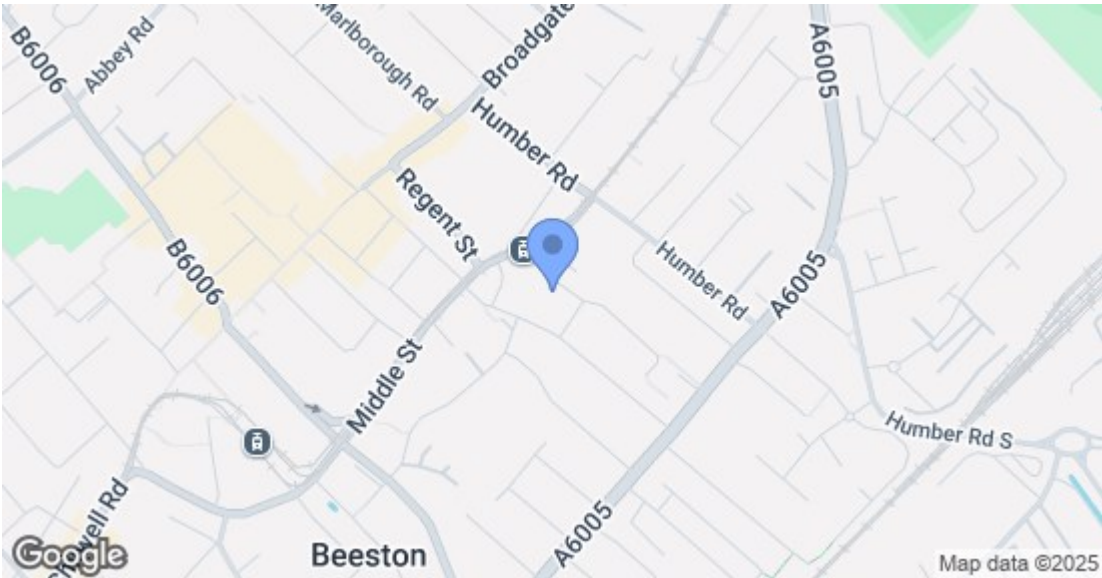


1ST FLOOR



24 PRINCESS AVENUE, BEESTON

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                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 62      |           |
| England & Wales 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 |         |           |
|                                                                 |         |           |
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