



Hetley Road,
Beeston, Nottingham
NG9 2QL

£285,000 Freehold



A well proportioned three bedroom semi detached property in a central location with the advantage of no upward chain.

Having maintained a wealth original character and charm throughout and open views out the house, this wonderful property situated in a quiet and peaceful location, well placed for easy access to a range of local amenities such as shops, schools, healthcare facilities and excellent transport links, is considered an ideal opportunity for variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and bathroom to the first floor. Outside to the front of the property there is paved driveway providing off road parking with hedging, gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout this delightful property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hallway

Entrance door to front, tiled flooring, stairs leading to the first floor and radiator.

Lounge

16'6" x 10'5" (5.05m x 3.18m)

UPVC double glazed window to the front and rear, original fitted cupboard and shelving, carpet flooring, feature gas fire place and two radiators.

Dining Room

11'3" x 9'4" (3.44m x 2.85m)

UPVC double glazed window to the side and rear, carpet flooring, original fireplace with tiled surround, original picture rail and radiator.

Kitchen

7'9" x 6'3" (2.38m x 1.93m)

Fitted with a range of wall, base and drawer units, rolled edged working surfacing with tiled splash back, stainless steel sink and drainer unit, washing machine, gas cooker, integrated fridge, further useful appliance space, tiled flooring, radiator, UPVC double glazed window to the rear and side and UPVC double glazed door leading to the rear garden.

First Floor Landing

UPVC double glazed window to the side, stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

Bedroom One

13'10" x 9'4" (4.24m x 2.85m)

Two UPVC double glazed windows to the front, original cast iron fireplace, carpet flooring, original picture rail and radiator.

Bedroom Two

12'0" x 9'6" (3.67m x 2.90m)

UPVC double glazed window to the front, original picture rail, carpet flooring and radiator.

Bedroom Three

10'7" x 6'5" (3.23m x 1.97m)

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

Bathroom

Fitted with a three piece suite including; walk in shower cubicle with mains control powered shower over, pedestal wash hand basin, low level WC, tiling to walls, radiator, extractor fan, loft hatch and two UPVC double glazed windows to the rear.

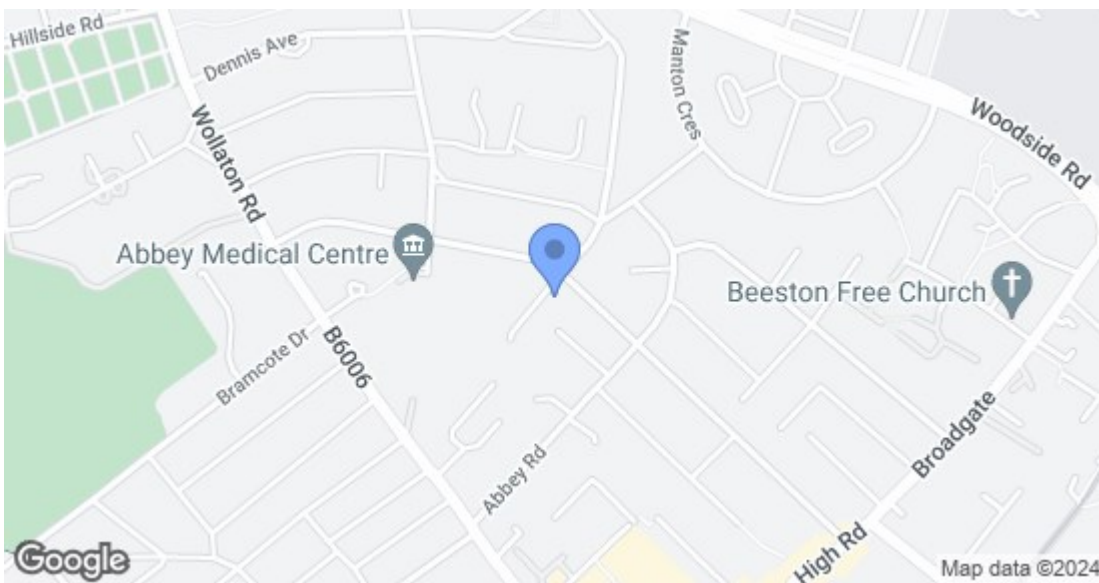
Outside

To the front of the property there is a low maintenance garden area with hedging and a driveway providing off road car standing, gated side access leads to the generous private and enclosed rear garden which is mainly laid to lawn and features mature trees and shrubs, brick built outbuilding and metal shed.

Council Tax Band

Broxtowe Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.