



Thorndyke Close,  
Beeston Rylands  
NG9 1LS

**£180,000 Leasehold**



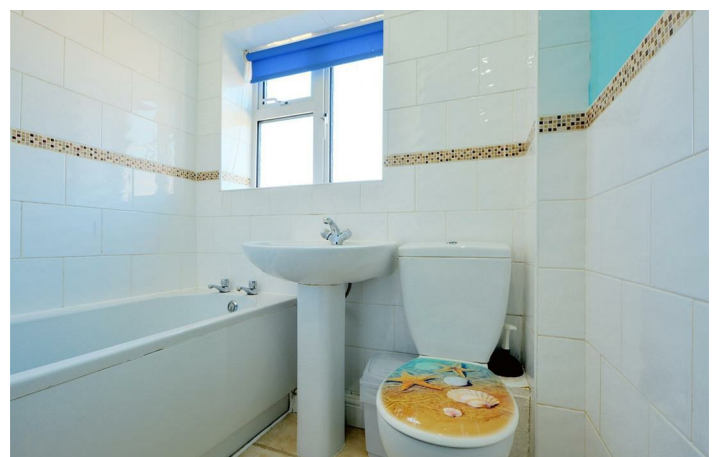
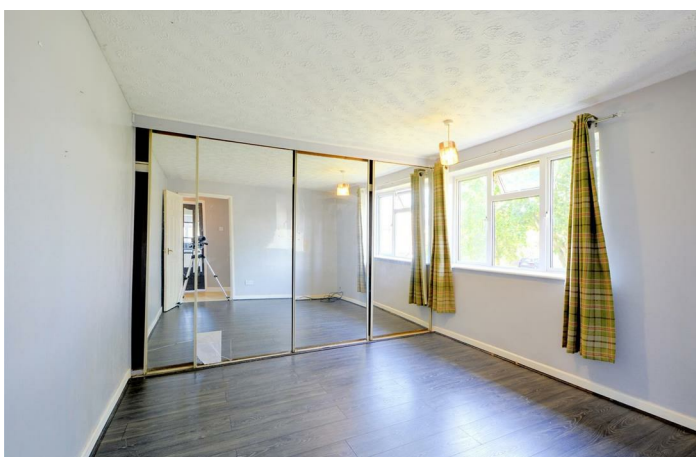
A well presented, two bedroom, first floor flat situated just a short distance from Beeston High Street. This property would make a suitable purchase for a large variety of buyers including first time buyers, young professionals or investors looking to add to their portfolio.

The property is within easy reach of a variety of local amenities including shops, supermarkets, bars, restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and 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 Space with stairs to the first floor, Entrance Hall, Living/ Dining Room, Kitchen, Two Double Bedrooms and Bathroom.

To the front of the property is a footpath with access to the front door and a brick built storage unit. The front garden belongs to the downstairs flat. This property has the benefit of a large enclosed garden to the rear, this is primarily lawned with a paved seating area and gated access to the canal side.

With the benefit of double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.



### Entrance

UPVC double glazed door through to Entrance space, here is a wall mounted boiler and storage cupboard with stairs to the first floor.

### Inner Hallway

Access to storage cupboard.

### Living Room

16'0" x 10'5" (4.883 x 3.190)

Carpeted room, with radiator, electric fireplace and UPVC double glazed window to the rear aspect.

### Kitchen

11'11" x 8'0" (3.642 x 2.446)

Wall, base and draw units with work surfaces over, inset one a half bowl sink with drainer. Integrated appliances to include electric oven and gas hob. Space and fittings for freestanding appliances to include fridge/freezer.

### Bedroom One

13'2" x 14'7" (4.014 x 4.447)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

13'1" x 10'11" (3.991 x 3.337)

Laminate flooring, with fitted wardrobes and UPVC double glazed window to the front aspect.

### Bathroom

Three piece suite to include bath with electric shower above, wash hand basin and WC.

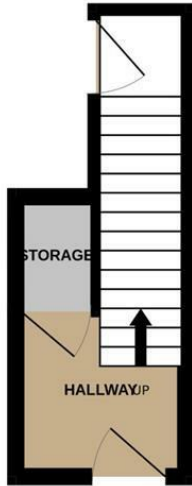
### Outside

To the front of the property is a footpath with access to the front door and a brick built storage unit. The front garden belongs to the downstairs flat. This property has the benefit of a large enclosed garden to the rear, this is primarily lawned with a paved seating area, a driveway and gated access to the canal side. The property also has the benefit of amazing views of the canal to the rear.

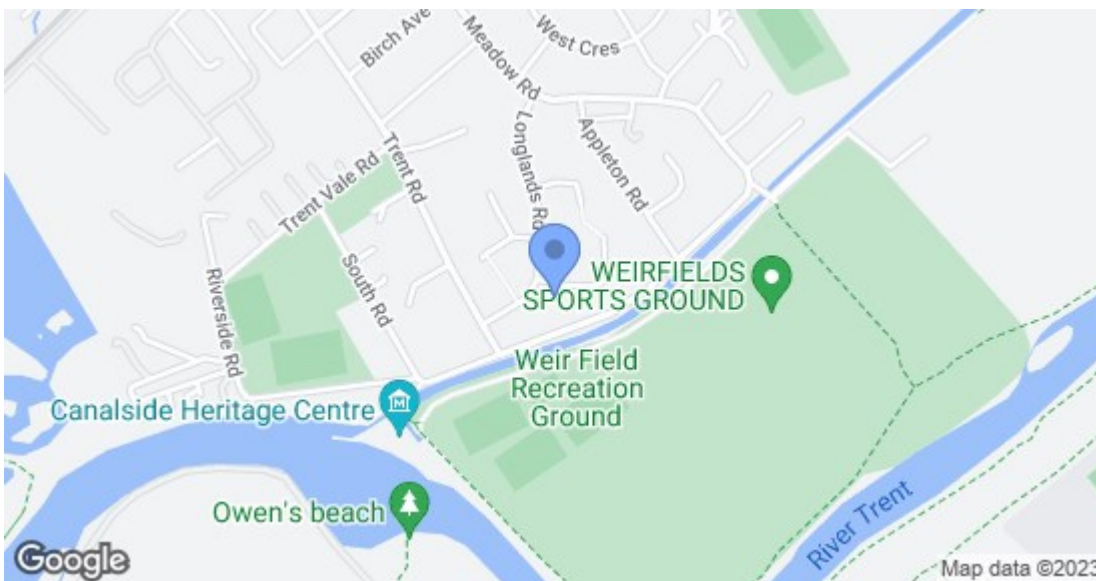


GROUND FLOOR

1ST FLOOR



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			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(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 <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			
England & Wales		EU Directive 2002/91/EC	

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