



Burrows Avenue,  
Beeston, Nottingham  
NG9 2QW

**£175,000 Freehold**



This three bedroom end of terrace house is situated within walking distance of Beeston town centre and is conveniently placed for access to a range of local amenities including independent shops, coffee shops, public houses, the gym and the new Arc Cinema. The property provides easy access to bus and tram routes in and around the city and is only a short trip away from Beeston train station for commutes further afield.

In brief, the internal accommodation comprises: Entrance space, living room, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a lawned garden with mature shrubs and hedges. To the rear is a primarily lawned garden with mature shrubs.

The property would make an ideal purchase for a variety of buyers including first time buyers looking to get onto the property ladder and investors looking to add to their portfolio.

Offered to the market with the advantage of no upward chain this property is well worthy of an early internal viewing!



### Entrance Space

A UPVC double glazed door leads through to a carpeted entrance space with radiator.

### Living Room

11'10" x 12'2" (3.616 x 3.721)

Carpeted room with radiator, gas fire, access to under stairs storage cupboard and UPVC double glazed window to the front aspect.

### Kitchen

12'3" x 9'2" (3.750 x 2.798)

With wall, base and drawer units with worksurfaces over, inset one and a half bowl sink with drainer. Freestanding appliances to include gas oven. UPVC double glazed window to the rear.

### WC

With WC and UPVC double glazed window to the rear aspect.

### First Floor Landing

#### Bedroom One

9'3" x 9'11" (2.833 x 3.036)

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

#### Bedroom Two

8'7" x 11'5" (2.624 x 3.482)

Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to wall mounted boiler.

#### Bedroom Three

7'1" x 8'7" (2.169 x 2.620)

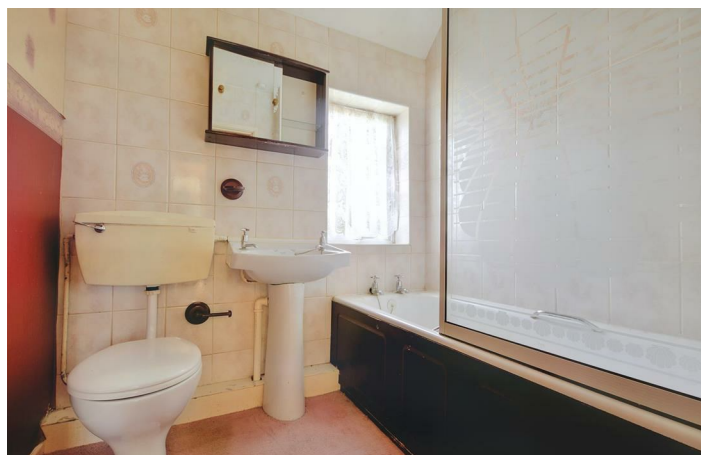
Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to the loft hatch.

### Bathroom

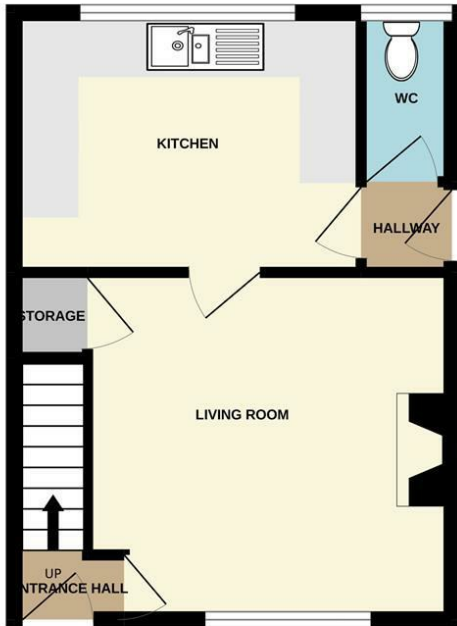
Incorporating a three piece suite comprising bath with electric power shower over and glass shower screen, wash hand basin and WC.

### Outside

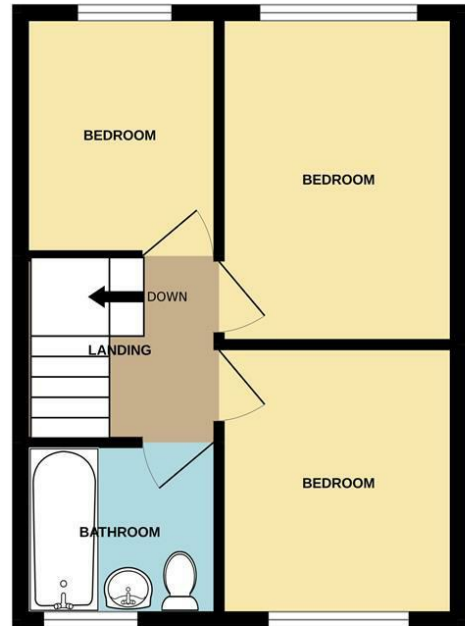
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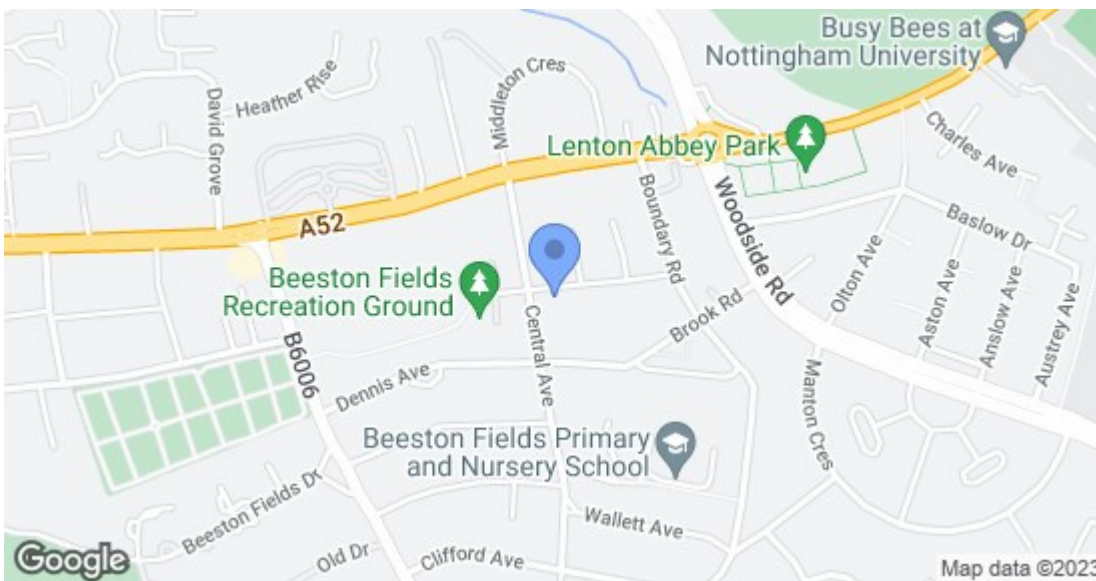
GROUND FLOOR



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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.