



South Road,
Beeston Rylands, Nottingham
NG9 1LY

£255,000 Freehold



A traditionally styled and constructed three bedroom semi-detached house offering great potential.

Requiring renovation though considered an excellent opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements, this house is available to the market with chain free vacant possession and has a pleasant outlook overlooking the playing fields to the front.

In brief the internal accommodation comprises; entrance hall, sitting room, kitchen diner, conservatory and store to the ground floor, rising to the first floor are three bedrooms and a bathroom.

Outside the property has primarily lawned gardens to both front and rear with stocked beds borders, and a driveway providing car standing with a detached garage beyond.

Occupying a sought-after residential location, a short walk from Beeston train station and canal, well placed for a range of facilities including schools and shops.



Entrance Hall

UPVC double glazed entrance door with flanking windows, stairs leading to the first floor landing and radiator.

Sitting Room

13'11" x 12'11" (4.26m x 3.94m)

UPVC double glazed bay window to the front, radiator and Adam-styled fire surround.

Kitchen Diner

15'6" x 12'4" (4.73m x 3.76m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with hot and cold taps, a Hot Point gas cooker, wall mounted gas fire, useful under stairs cupboard and UPVC double glazed window to the side.

Conservatory

11'5" x 5'4" (3.50m x 1.64m)

UPVC double glazed patio doors with flanking windows to the rear garden and radiator.

Store

5'11" x 3'7" (1.82m x 1.11m)

Wall mounted Baxi boiler, fitted shelving and radiator.

First Floor Landing

Stairs rising from the ground floor, loft hatch and radiator.

Bedroom One

14'0" x 10'10" (4.27m x 3.31m)

UPVC double glazed window to the front, carpet flooring and fitted wardrobes.

Bedroom Two

9'3" x 8'11" (2.84m x 2.72m)

UPVC double glazed window to the rear and carpet flooring.

Bedroom Three

9'4" x 6'3" (2.85m x 1.91m)

UPVC double glazed window to the rear and carpet flooring.

Bathroom

Fitted with a three piece suite comprising; panelled bath

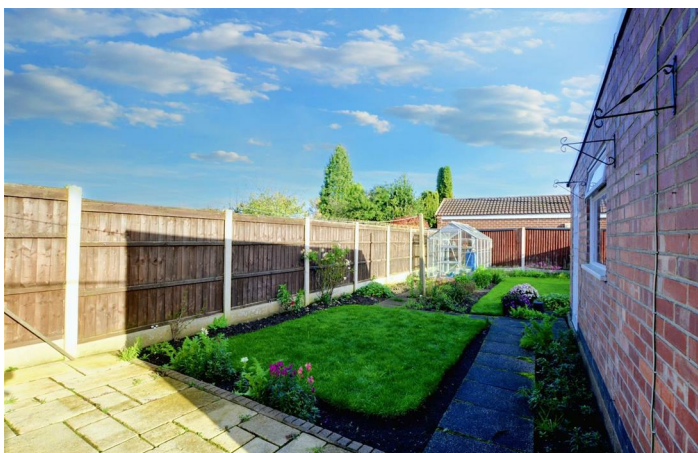
with hot and cold taps, pedestal wash hand basin, low level WC, tiling to walls, laminate flooring, airing cupboard housing the hot water cylinder and UPVC double glazed window to the side.

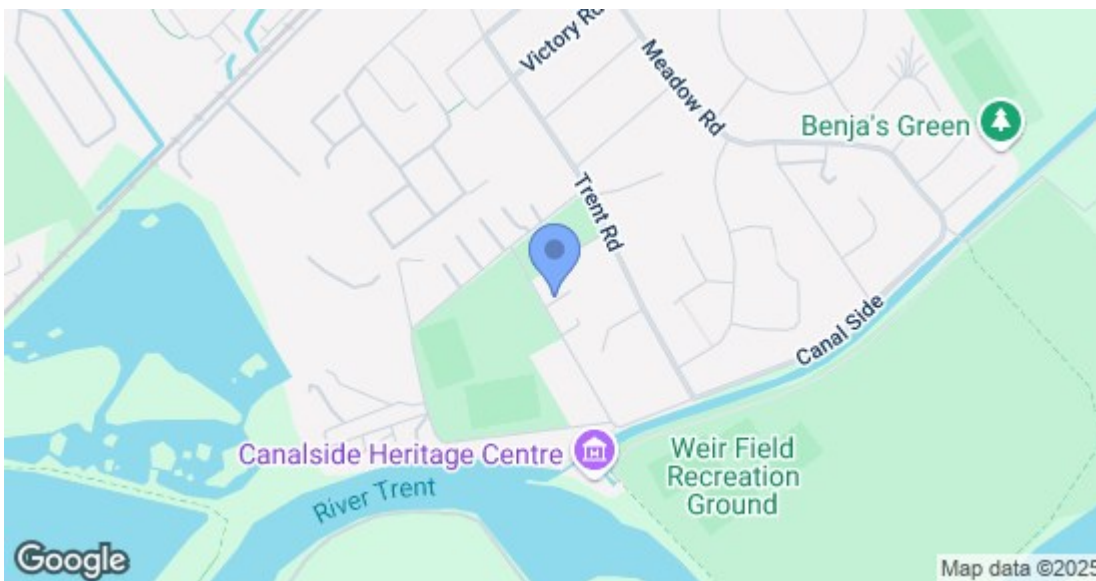
Outside

To the front of the property there is a gated drive providing car standing with a detached garage beyond, there is a primarily lawned garden to the front with stocked borders. To the rear the property has a patio seating area, lawn, stocked beds and borders and a green house.

Council Tax Band

Broxtowe Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.