



Queens Road  
Beeston, Nottingham NG9 2DB

**£170,000 Freehold**

\*\*\* Cash Buyers Only \*\*\*  
A spacious three bedroom mid-terrace house  
with a low maintenance rear garden.



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Situated in this popular and convenient residential location in central Beeston, readily accessible for a range of local shops and amenities including Nottingham University, Boots HQ, the Queen's Medical Centre, Beeston train station and close to Skylink bus stops for 24 hour service to Nottingham centre, Long Eaton, Castle Donington employment sites and East Midlands Airport & Gateway, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, investors and those looking for a project.

In brief the internal accommodation which is split over three floors comprises: Entrance hallway, lounge, dining room, kitchen and bathroom to the ground floor with two good sized double bedrooms to the first floor and a further third double bedroom on the second floor.

The property has provided high yield income for a number of years as a HMO with 3/4 lettable rooms. The relevant permissions will need to be granted in order to continue this. It is fully cleared and is ready for upgrading to modern standards to the purchaser's specifications.

Outside the property benefits from a courtyard style rear garden with a useful storage shed, fenced boundaries and side street parking accessible from the rear.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, although in need of some updating and modernising, an early internal viewing comes highly recommended.



### Hallway

With front door and doors to the dining room and lounge.

### Lounge

12'4" x 8'7" (3.77 x 2.64)

With UPVC double glazed bay window to the front and radiator.

### Dining Room

12'2" x 11'10" (3.72 x 3.61)

With useful understairs storage cupboard, UPVC double glazed window to the rear, radiator, stairs to the first floor and door to the kitchen.

### Kitchen

12'8" x 6'1" (3.88 x 1.87)

With a range of wall and base units, worksurfaces, sink with drainer, space for a cooker and fridge freezer, UPVC double glazed door and window to the side, plumbing for a dishwasher and washing machine, radiator and door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled floor and walls, extractor fan and UPVC double glazed window to the side.

### First Floor Landing

With original wooden floorboards, stairs to the second floor and doors to two bedrooms.

### Bedroom One

12'4" x 11'11" (3.78 x 3.64)

With UPVC double glazed window to the front, storage cupboard and radiator.

### Bedroom Two

11'11" x 9'11" (3.65 x 3.03)

With UPVC double glazed window to the rear, radiator and airing cupboard housing the boiler and hot water cylinder.

### Bedroom Three

12'3" x 12'0" (3.74 x 3.66)

With window to the front and radiator.

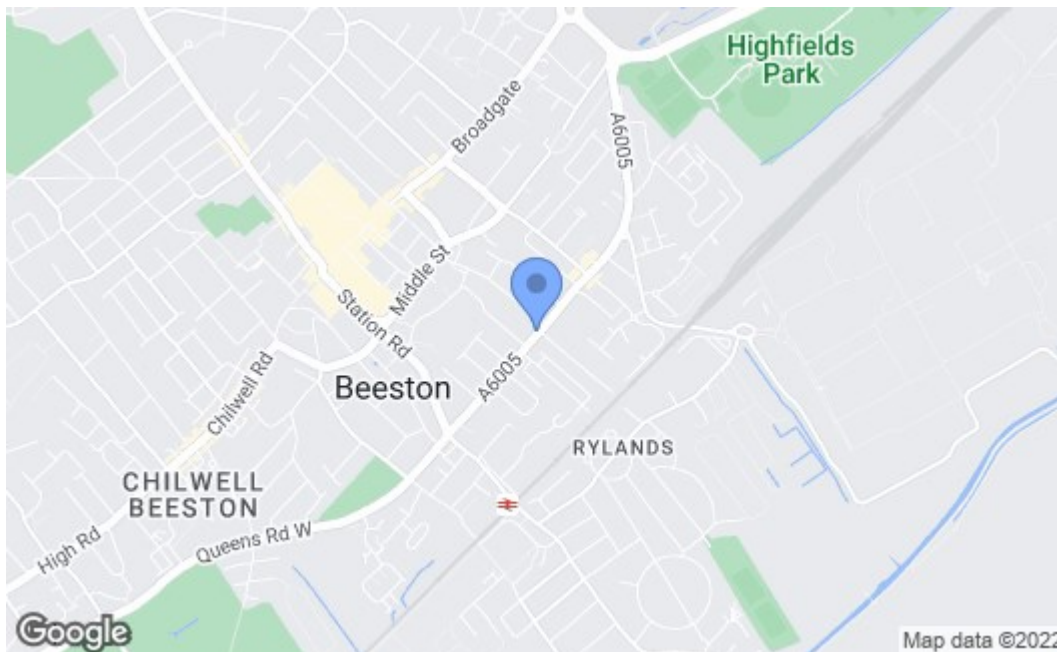
### Outside

Outside the property benefits from a courtyard style rear garden with a useful storage shed, fenced boundaries and side street parking accessible from the rear.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix 02022



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		47	
(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	

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