



**Beech Avenue
Beeston, Nottingham NG9 1QD**

£275,000 Freehold

A traditional 1930's three bedroom semi detached house situated in a popular residential area with the benefit of no upward chain.



A traditional 1930's three bedroom semi detached house located in a popular residential area with the benefit of no upward chain.

Situated within a popular location conveniently placed for access to a wide range of local amenities including shops, restaurants, schools and Nottingham University and all within walking distance to Beeston High Street, the property provides easy access to tram, bus routes and Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living and dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

The property benefits from a lawned garden to the front with mature shrubs and driveway for multiple vehicles. Side access then leads to the rear where you will find a long garden primarily paved with hedged boundaries and mature shrubs.

This property is ideal for a variety of purchasers including first time buyers looking to put a stamp on their next family home or families looking to relocate to the vibrant town of Beeston.

An early internal viewing comes highly recommended.



Hallway

Double glazed door through to the entrance hall.

Dining Room

9'11" x 13'6" (3.034 x 4.135)

Laminate flooring, with radiator, gas fire and UPVC double glazed window to the rear aspect.

Living Room

8'11" x 13'0" (2.739 x 3.974)

Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

Kitchen

13'5" x 5'8" (4.100 x 1.750)

With wall, base and drawer units with worksurfaces over, inset sink with drainer. Space and fittings for freestanding appliances to include gas oven and fridge freezer. Wall mounted boiler, UPVC double glazed windows to the side and rear aspects and UPVC double glazed door to the side passage.

Landing

With UPVC double glazed window to the side aspect.

Bedroom One

10'2" x 13'7" (3.106 x 4.144)

With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

9'1" x 10'11" (2.775 x 3.349)

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

Bedroom Three

6'11" x 8'0" (2.114 x 2.453)

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

Bathroom

With walk in mains powered shower, pedestal wash hand basin, low flush WC and UPVC double glazed window to the rear aspect. Cupboard housing the water tank and access to the loft hatch.

Outside

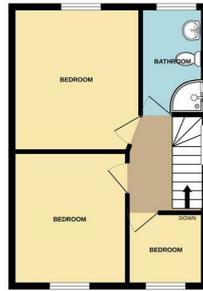
To the front of the property is a lawned garden with mature shrubs and a driveway for multiple vehicles. Side access then leads to the rear where you will find a long garden primarily paved with hedged boundaries and mature shrubs.



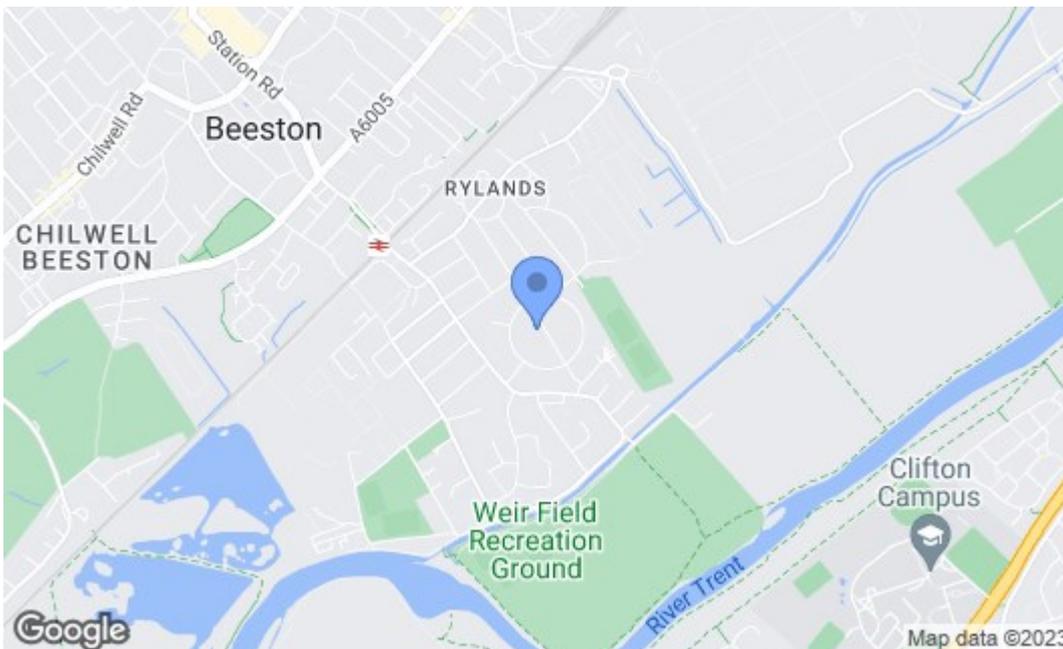


GROUND FLOOR

1ST FLOOR



MAPS AND AERIALS HAVE BEEN MADE TO ILLUSTRATE THE GENERALITY OF THE PROPERTY'S LOCATION. THE INFORMATION IS FOR GUIDANCE ONLY AND DOES NOT REPRESENT AN OFFICIAL SURVEY. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY LEGAL OR FINANCIAL DECISIONS. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY LEGAL OR FINANCIAL DECISIONS. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY LEGAL OR FINANCIAL DECISIONS.



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