



King Street,  
Beeston, Nottingham  
NG9 2DL

**£230,000 Freehold**



An extended and well-presented three-bedroom semi-detached house with the benefit of a HMO certificate of lawfulness.

Having recently been redecorated and recarpeted throughout this traditional property has a pitched roof extension to the rear providing an open plan kitchen diner, and living area.

In brief the internal accommodation comprises entrance hall, ground floor bedroom/reception room, open plan kitchen diner, and living area with patio doors to the rear garden, Rising to the first floor are two further double bedrooms, a single bedroom and bathroom.

Outside the property has a walled garden with established shrubs to the front, to the rear there is a primarily lawned garden, mature stocked beds and borders with shrubs and trees.

Offered to the market with the benefit of chain free vacant possession and being situated in a sought-after and central Beeston location, this excellent house would make an ideal investment opportunity or home.



A canopy porch shelters the composite double glazed front entrance door.

#### Hallway

UPVC double glazed window to the side, radiator, stairs off to the first floor landing, and understairs recess.

#### Reception Room/Bedroom

11'4" x 10'7" (3.46m x 3.25m )

UPVC double glazed window, and radiator.

#### Open Plan Kitchen Diner and Living Space

16'4" x 18'0" overall maximum measurements (5m x

5.49m overall maximum measurements )

With fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for washing machine, further appliance space, wall-mounted Worcester boiler, UPVC double glazed window and patio door to the rear garden, and two radiators.

#### First Floor Landing

With loft hatch, UPVC double glazed window to the side.

#### Bedroom One

10'3" x 9'11" (3.14m x 3.03m )

UPVC double glazed window, and radiator.

#### Bedroom Two

10'3" x 10'0" (3.13m x 3.07m )

UPVC double glazed window, radiator, fitted wardrobe and cupboard.

#### Bedroom Three

6'7" x 5'11" (2.02m x 1.81m )

UPVC double glazed window, and radiator.

#### Shower Room

With fittings in white comprising WC, pedestal wash-hand basin with splashback, shower cubicle with Mira shower over, UPVC double glazed window, radiator and extractor fan.

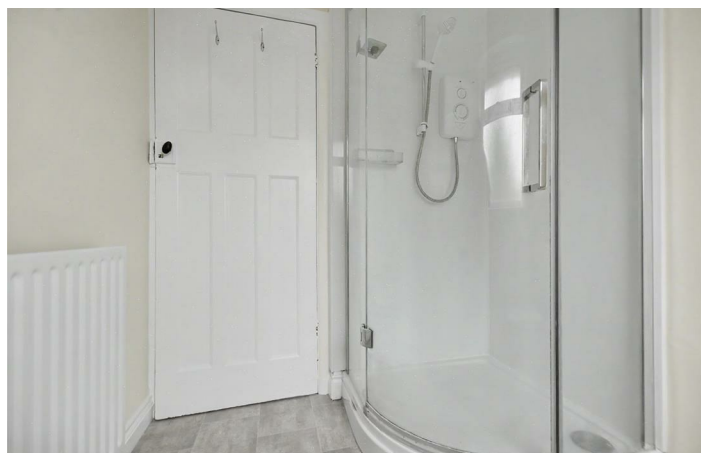
#### Outside

To the front the property has a walled boundary with established shrubs and a path that leads along the side

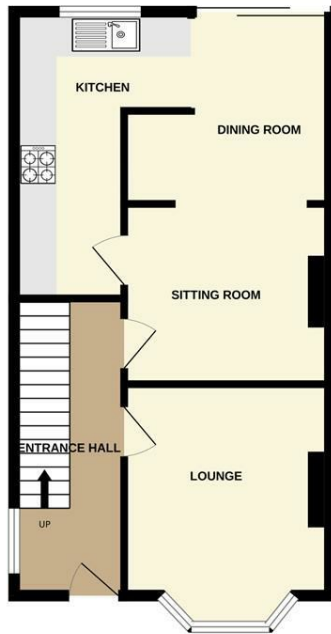
of the property with gated access to the rear. To the rear the property has primarily lawned garden with yard/patio with outside tap, various mature well stocked beds and borders with shrubs and trees, and a shed.

#### Disclaimer:

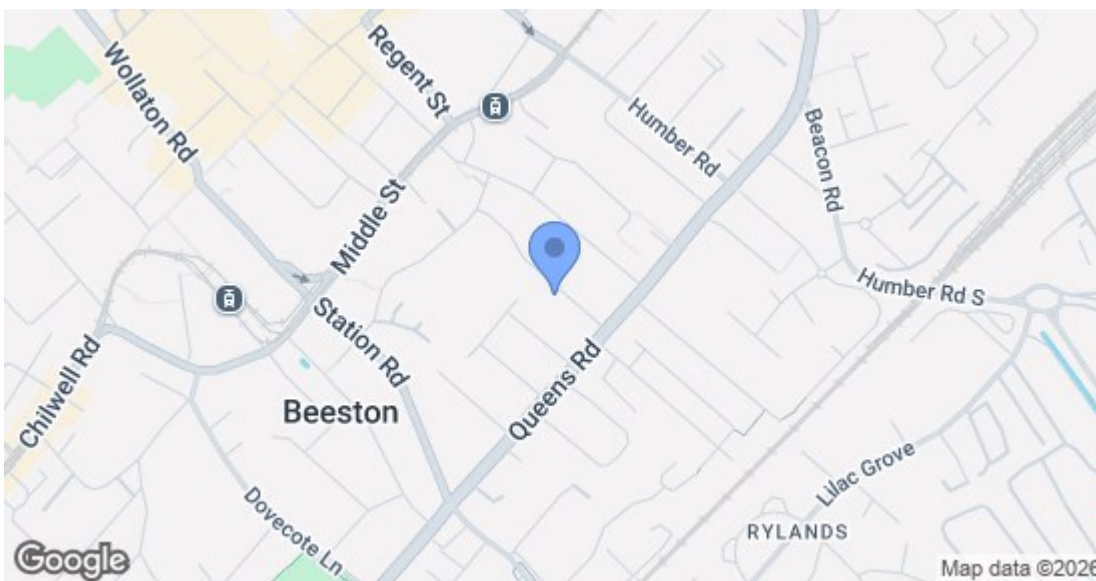
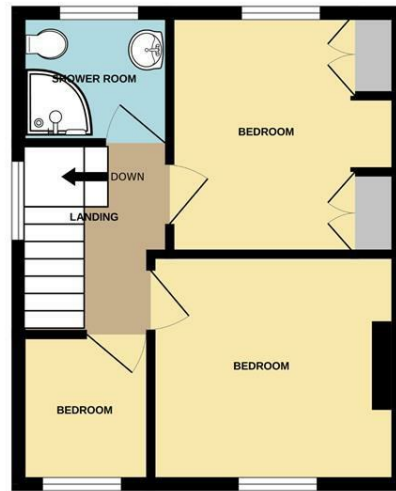
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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