



Victory Road,  
Beeston, Nottingham  
NG9 1LH

**£225,000 Freehold**



A traditional two bedroom, mid terrace property on Victory Road within walking distance of Beeston High Street, with the benefit of no upward chain.

This delightful property presents an excellent opportunity for those seeking a comfortable and conveniently placed new home.

With two well-proportioned reception rooms and kitchen to the ground floor, this property offers ample space for both relaxation and entertaining. Rising to the first floor are two good sized bedrooms and spacious bathroom.

Beeston is a vibrant area known for its community spirit and excellent amenities. Residents will enjoy easy access to local shops, schools, cafes, and parks, making it an ideal location for small families and professionals alike. Victory Road is also well-connected to public transport, providing convenient links to Nottingham city centre and beyond.

With the advantage of gas central heating, UPVC double glazing throughout and no upward chain, be sure not miss the chance to make this charming property your new home.



## Living Room

11'11" x 12'0" (3.64 x 3.66)

UPVC double glazed door through to the living room, this great reception room benefits from vinyl flooring, a radiator, fitted storage cupboard housing the meter box and a UPVC double glazed window to the front aspect.

## Dining Room

11'11" x 12'0" (3.64 x 3.66)

The second reception room, has carpeted flooring, a radiator, access to a useful understairs cupboard and UPVC double glazed window to the rear aspect.

## Kitchen

6'11" x 10'0" (2.11 x 3.06)

Fitted with a range of wall, base and drawer units with work surfaces over and tiled splashbacks, inset sink with taps and drainer. Newly fitted integrated electric hob with extractor fan above and oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler and UPVC double glazed window to the rear aspect and door to the side passage.

## First Floor Landing

A carpeted landing space with radiator.

## Bedroom One

11'11" x 11'10" (3.65 x 3.63)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

## Bedroom Two

8'10" x 12'2" (2.70 x 3.71)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

## Bathroom

A three piece suite comprising; low level WC, pedestal wash hand basin, bath with shower tap fittings, aqua splash panelling, radiator, extractor fan and obscure UPVC double glazed window to the rear.

## Outside

Outside the property has a walled frontage with a paved

footpath to the front door. The rear garden is primarily lawned, with two brick built sheds and fenced boundaries.

## Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: shared access to rear garden.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

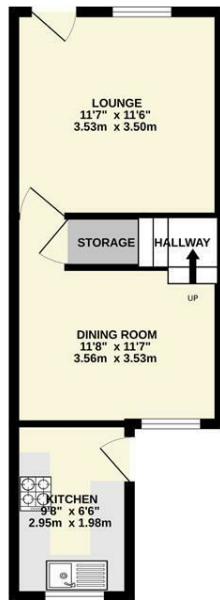
## Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

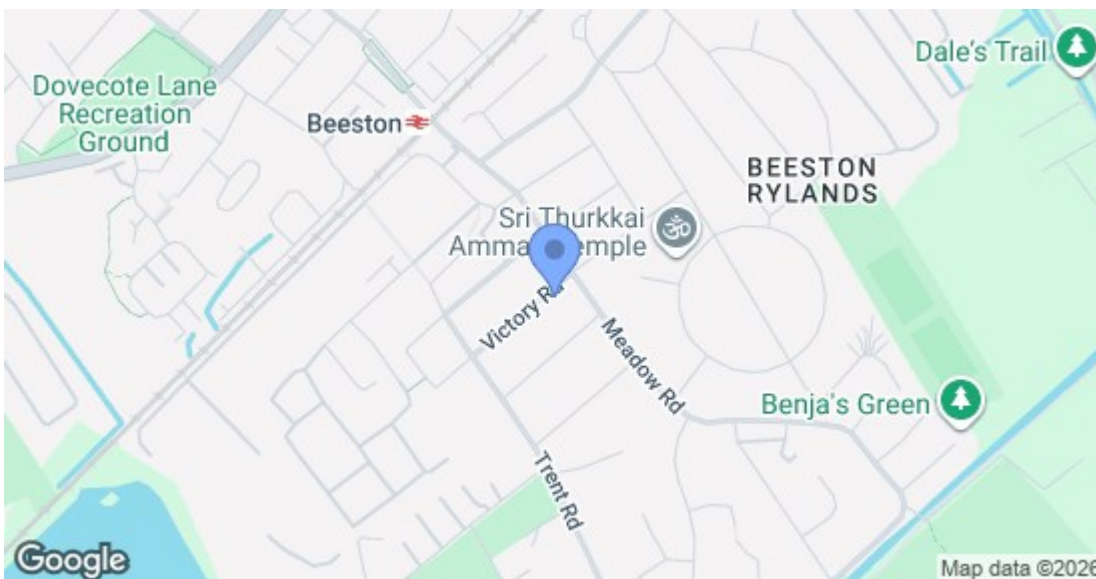


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropack 2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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