



Beech Avenue,  
Beeston, Nottingham  
NG9 1QH

**£240,000 Freehold**



A traditional three bedroom semi detached property with the benefit of no upward chain.

Situated in Beeston Rylands, you are just a short walk from the high street, and positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers looking to put their own stamp on a purchase, this would include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living and dining room and kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property has a walled frontage with a paved driveway for ample off street parking and gated side access to the rear. Here is a paved seating area, and space beyond with flower beds and mature shrubs.

With the advantage of gas central heating and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator and access to under stairs storage cupboard.

### Living Dining Room

27'3" x 10'2" (8.31m x 3.11m )

Carpeted reception room, with two radiators, gas fire, UPVC double glazed bay window to the front aspect and UPVC double glazed door to the rear garden.

### Kitchen

7'3" x 5'4" (2.23m x 1.63m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap. Space and fittings for freestanding appliances to include gas cooker, washing machine and fridge freezer. UPVC double glazed window to the rear and side aspect.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'11" x 9'11" (4.26m x 3.04m )

Carpeted bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Two

8'0" x 6'9" (2.44m x 2.06m )

Carpeted bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Three

8'0" x 6'9" (2.44m x 2.06m )

Carpeted bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a two-piece suite comprising, pedestal wash hand basin, walk in electric power shower, part tiled walls, cupboard housing the water tank, radiator and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and UPVC double glazed window to the side aspect.

### Outside

Outside the property has a walled frontage with a paved footpath to the front door and driveway with gates access to the rear. This is fairly low maintenance with a paved seating area and flower beds.

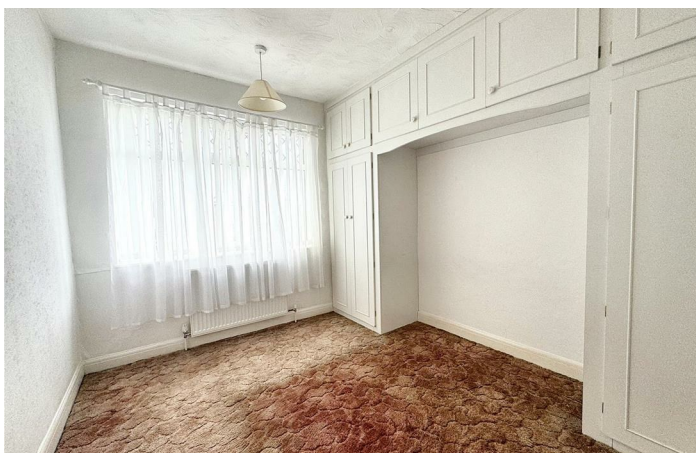
### Garden Room

15'7" x 7'11" (4.77m x 2.42m )

UPVC double glazed door and power points.

### Disclaimer:

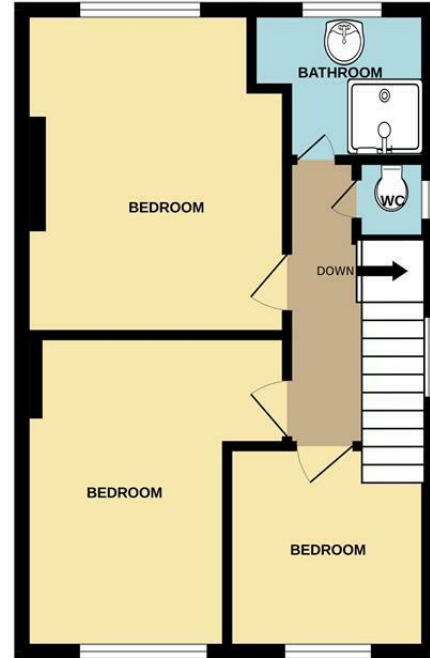
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GROUND FLOOR

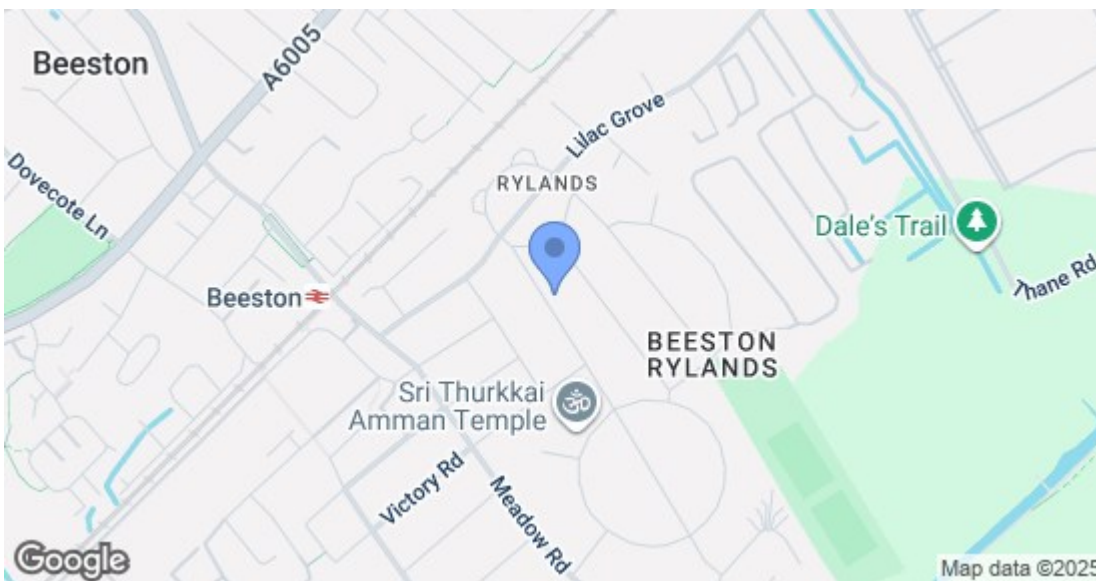


1ST FLOOR



9 BEECH AVENUE, BEESTON RYLANDS

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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