



Inham Road,
Beeston, Nottingham
NG9 4GU

£100,000 Leasehold



A TWO BEDROOM GROUND FLOOR MAISONETTE WITH OFF ROAD PARKING.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools and transport links, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises of a porch, entrance hall, lounge diner, kitchen, two good size bedrooms and bathroom.

To the front of the property you will find a concrete driveway with car standing and a gated side access leading to the mature, private and enclosed rear garden.

Offered to the market with the benefit of chain free vacant possession and huge potential for an incoming purchase to upgrade to their own personal needs and requirements, an early internal viewing comes highly recommended.



Porch

UPVC double glazed front door, window to the side and door to:

Entrance Hall

With an airing cupboard housing the hot water cylinder, useful storage cupboard, radiator and doors to:

Bedroom 2

9'7" x 7'8" approx (2.94m x 2.34m approx)

With a radiator and UPVC double glazed door to the rear.

Bedroom 1

12'9" x 10'11" approx (3.89m x 3.33m approx)

Carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Lounge Diner

14'9" x 10'11" approx (4.51m x 3.34m approx)

Gas fire, UPVC double glazed window to the front and a radiator.

Kitchen

11'8" x 7'8" approx (3.56m x 2.36m approx)

With a range of wall, base and drawer units with work surface over, sink with drainer, tiled flooring and splashbacks, radiator, UPVC double glazed window to the front, space for a cooker, fridge and freezer, plumbing for a washing machine and a useful pantry.

Bathroom

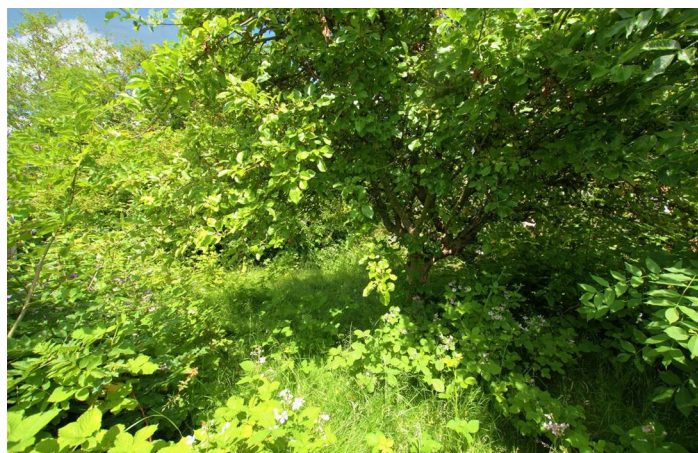
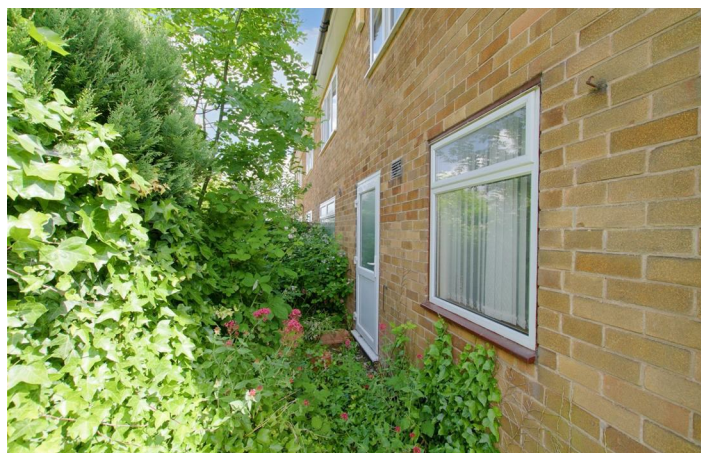
Incorporating a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled splashbacks, radiator and UPVC double glazed window.

Outside

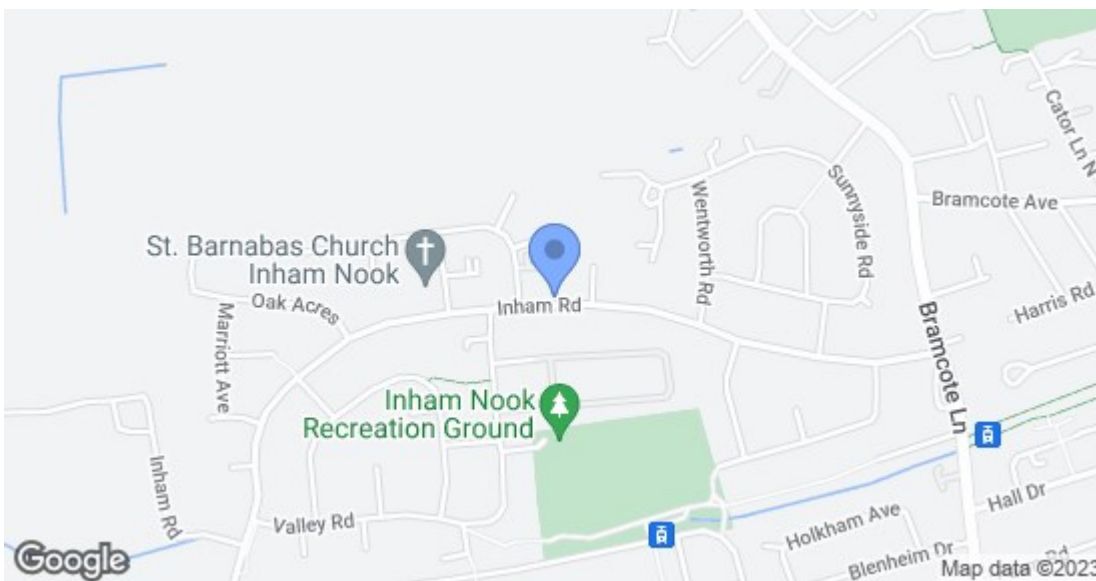
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Council Tax

Broxtowe Borough Council Band A



Robert Ellis
ESTATE AGENTS



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			
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.