



Woodside Road,  
Beeston, Nottingham  
NG9 2SB

**£235,000 Freehold**

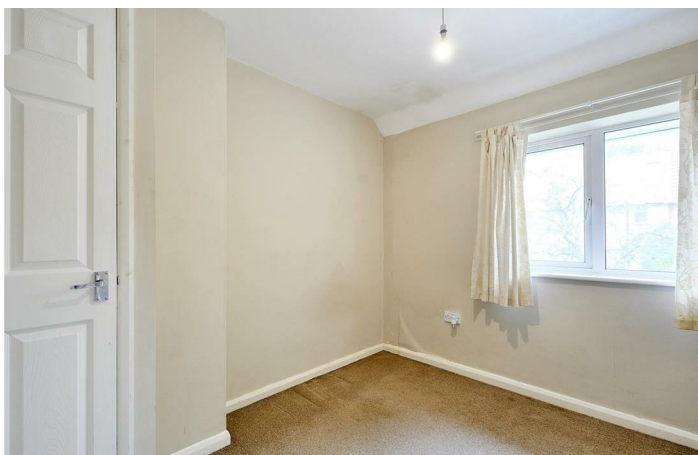


A fantastic three bedroom end-terrace property, with the advantage of off street parking to the front.

This property is set back from the road with the benefit of off street parking for three vehicles, which in turn leads to a detached brick built garage. Situated in this popular and convenient residential location, ideally situated for The University of Nottingham, Queens Medical Centre and the vibrant town centre of Beeston.

The property comes to the market with the benefit of gas fired central heating and UPVC double glazing throughout. The accommodation comprises; entrance hall, lounge, dining kitchen. First floor landing to three bedrooms and bathroom.

The property would suit first time buyers, young families and long term buy to let investors.



### Entrance Hall

UPVC front entrance door, radiator and stairs to the first floor.

### Lounge

13'5" x 11'1" (4.09m x 3.38m )

Reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Dining Kitchen

16'8" x 8'3" (5.09m x 2.54m )

Fitted range of wall, base and drawer units, work surfacing, inset one and half bowl stainless steel sink and single drainer unit. Built in electric oven and gas hob. Plumbing and space for washing machine. Under stair store cupboard with window. Window and door to rear garden.

### First Floor Landing

Window and loft hatch.

### Bedroom One

9'11" x 9'6" (3.03m x 2.9m )

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

### Bedroom Two

10'0" x 8'7" (3.07m x 2.62m )

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

### Bedroom Three

7'11" x 6'11" (2.42m x 2.13m)

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

### Bathroom

6'7" x 6'5" (2.01m x 1.96m )

Fitted with a three piece suite comprising; wash hand basin, low flush WC and bath with thermostatic controlled shower over. Radiator and window.

### Outside

The property is set back from the road, with a fenced and hedged in front garden laid to gravel. A driveway provides off street parking for three to four vehicles in tandem and

continues down the side of the property to the detached garage. The rear garden is a courtyard style. partially covered with a gazebo and there is a raised planter. Outside tap.

### Garage

23'7" x 11'3" (7.2m x 3.43m )

Previously used as a workshop, with twin doors to the front and a pedestrian door at the side.

### Material Information

Property Construction: Standard Brick- Rendered

Electricity Supply - Yes

Water Supply - Yes

Sewerage- Mains

Heating: GCH from Combination Boiler - In loft not seen.

Building Safety: N/A

Restrictions: N/A

Rights and Easements: Appears to be right of way to rear passage way

Flood Risk: Low

### Disclaimer:

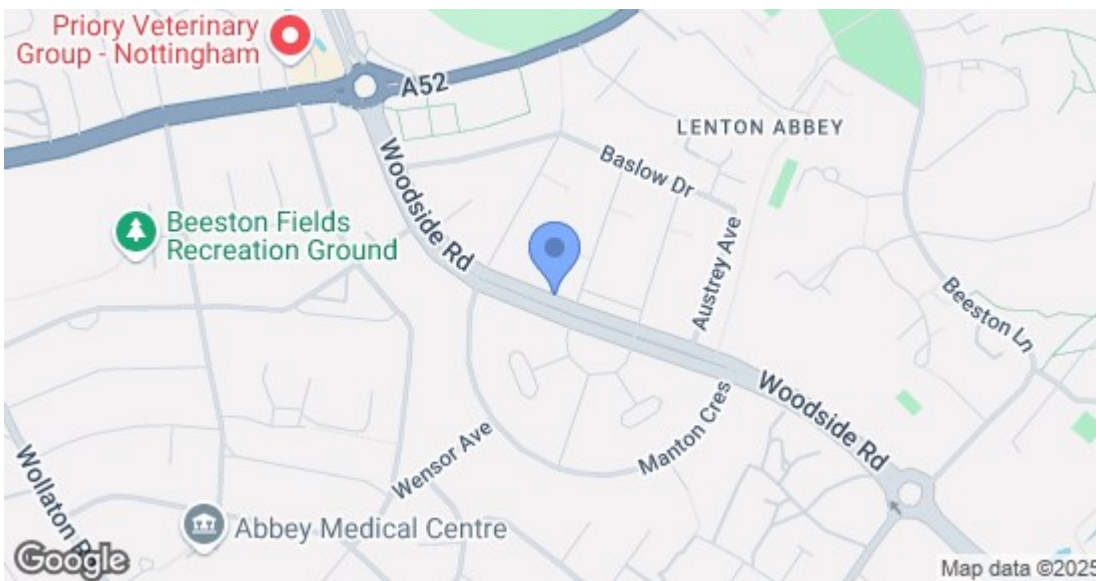
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**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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