



City Road,  
Beeston, Nottingham  
NG9 2LQ

**£240,000 Freehold**



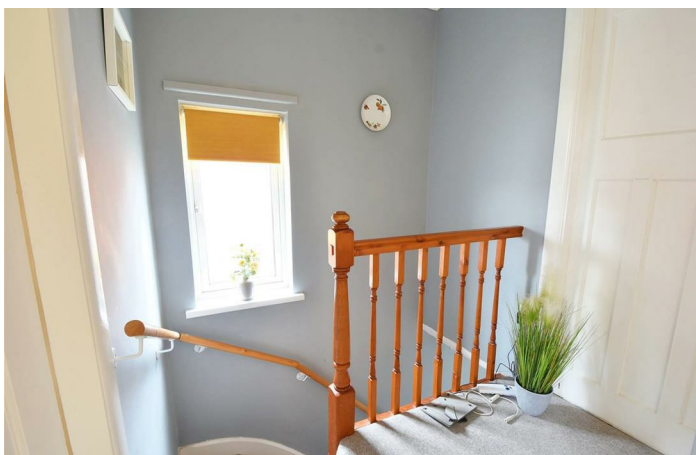
A well proportioned three bedroom end terrace house.

Situated in this popular and convenient residential location within walking distance of a range of local shops and amenities including; Beeston Town Centre, schools, transport links and the University of Nottingham, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation includes; entrance hall, lounge diner, and kitchen to the ground floor with two double bedrooms, a further single bedroom and a family bathroom to the first floor.

To the front the property benefits from a lawned garden with mature plants and shrubs and a gated concrete driveway with car standing. Side access leads to the enclosed rear garden which is primarily lawned with gravelled borders and fenced boundaries.

Offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

With a UPVC double glazed front door, UPVC double glazed window to the side, radiator, stairs to the first floor, useful storage cupboard and door to the lounge diner.

### Lounge Diner

22'6" x 10'8" (6.86 x 3.27)

A carpeted room with a UPVC double glazed bay window to the front, gas fire with Adam style mantle, two radiators, UPVC double glazed window to the rear and door to the kitchen.

### Kitchen

15'1" x 5'1" (4.6 x 1.57)

Wall base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, tiled floor and splashbacks, radiator, space for a fridge/freezer, plumbing for a washing machine, two upvc double glazed windows and a UPVC double glazed door to the garden.

### First floor landing

UPVC double glazed window to the side and doors to the bathroom and three bedrooms

### Bedroom 1

10'4" x 10'2" (3.15 x 3.1)

A carpeted bedroom with a built in wardrobe, radiator and UPVC double glazed window to the rear.

### Bedroom 2

10'9" x 10'0" (3.28 x 3.05)

A carpeted bedroom with a built in wardrobe, radiator and UPVC double glazed window to the front.

### Bedroom 3

6'7" x 5'10" (2.03 x 1.78)

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

### Bathroom

7'1" x 6'3" (2.16 x 1.91)

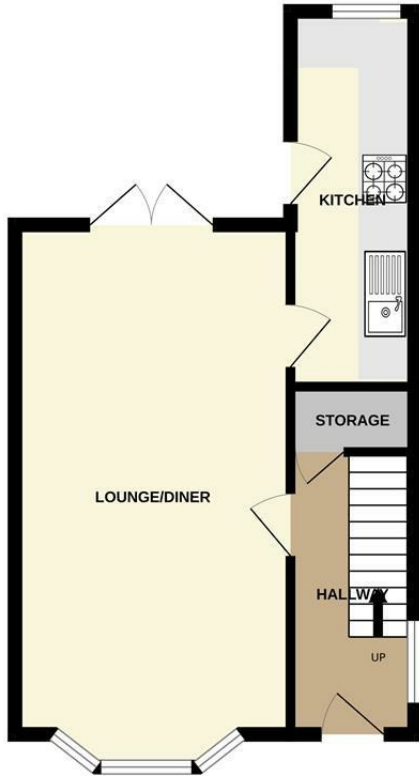
Incorporating a three piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin, wc, tiled splashbacks, UPVC double glazed window to the rear

### Outside

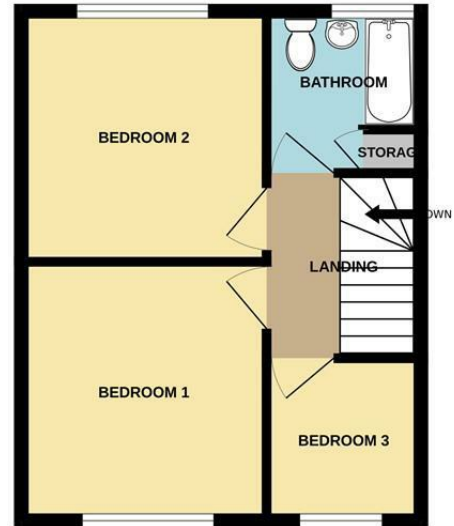
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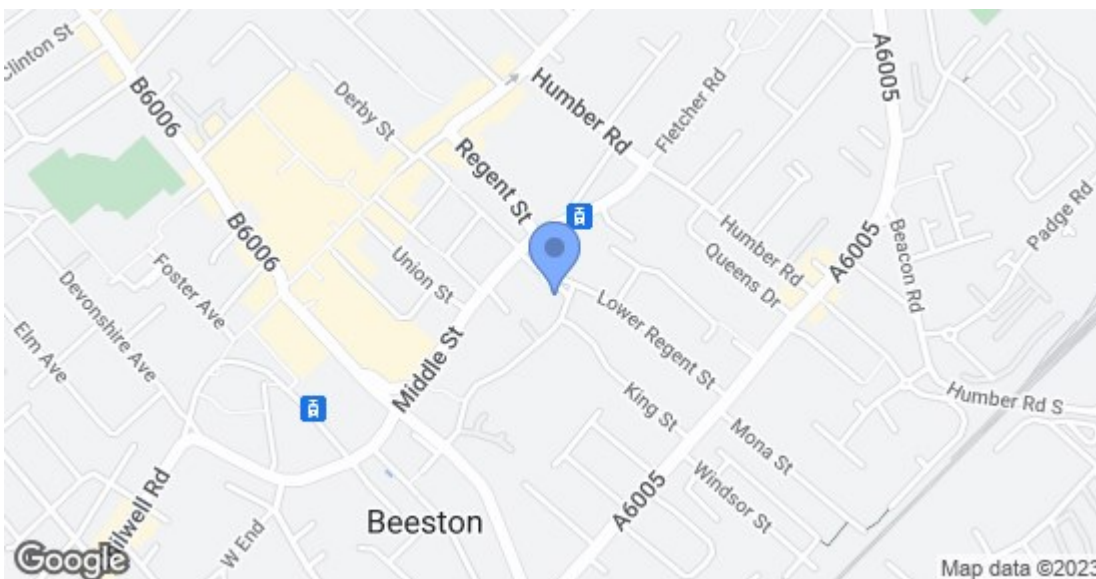
GROUND FLOOR



1ST FLOOR



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			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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