



Arden Close,
Beeston, Nottingham
NG9 2FZ

£155,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A TWO BEDROOM END OF TERRACE HOME IN NEED OF SOME REFURBISHMENT.

Tucked away in the corner of a small cul-de-sac, this property displays excellent potential for an incoming purchaser to upgrade and re-model to suit their own tastes and requirements. There is also the advantage of chain free vacant possession.

In brief the internal accommodation comprises: Entrance hall, living room, breakfast kitchen, rear hall, and WC to the ground floor. Rising to the first floor are two bedrooms and bathroom.

The property benefits from a lawned front garden with hedged boundaries. There is then side access to a large rear garden, with a paved seating area just outside the door, lawned area beyond and well thought out flower bed borders, with hedged boundaries.

Within close distance of the QMC, Nottingham University and Beeston town centre which offers a variety of shops and services. This would be an ideal opportunity for a number of purchasers including first time buyers and investors.

Call now to arrange a viewing.



Entrance Hall

The entrance door leads to hallway with stairs off to first floor landing and meter cupboard.

Living Room

13'4" x 11'8" approx (4.06m x 3.56m approx)
Carpeted room with double glazed window to the front aspect and gas fire.

Breakfast Kitchen

10'2" x 6'7" approx (3.10m x 2.01m approx)
With fitted wall and base units with work surfaces over, tiled splashbacks, inset single sink with drainer and mixer tap, space and fittings for free standing gas oven and washer dryer, wall mounted gas heater and double glazed rear window.

Rear Hallway

With tiled flooring and door to the exterior.

Downstairs WC

With WC and tiled flooring.

First Floor Landing

Access to the loft hatch and doors to:

Bedroom One

11'4" x 9'9" approx (3.45m x 2.97m approx)
Carpeted room with radiator and double glazed window to the front aspect. Access to a storage cupboard.

Bedroom Two

9'11" x 8'7" approx (3.02m x 2.62m approx)
Carpeted room with radiator and double glazed window to the rear aspect. Access to cupboard housing the water tank.

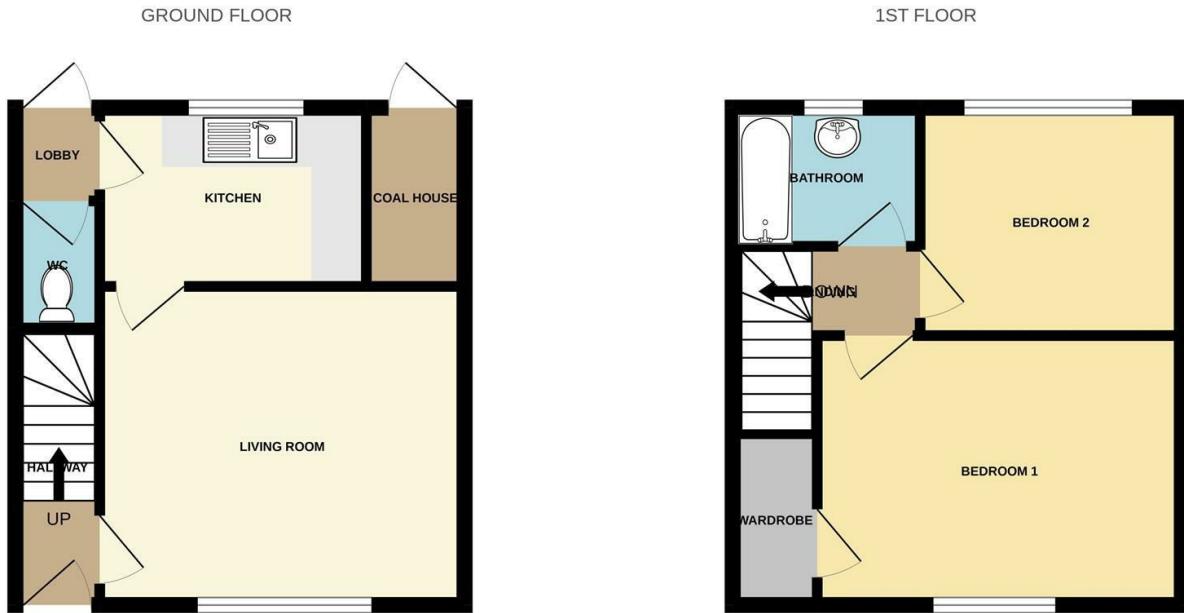
Bathroom

Bath with electric shower over and wash hand basin.
Frosted glazed window to the rear aspect.

Outside

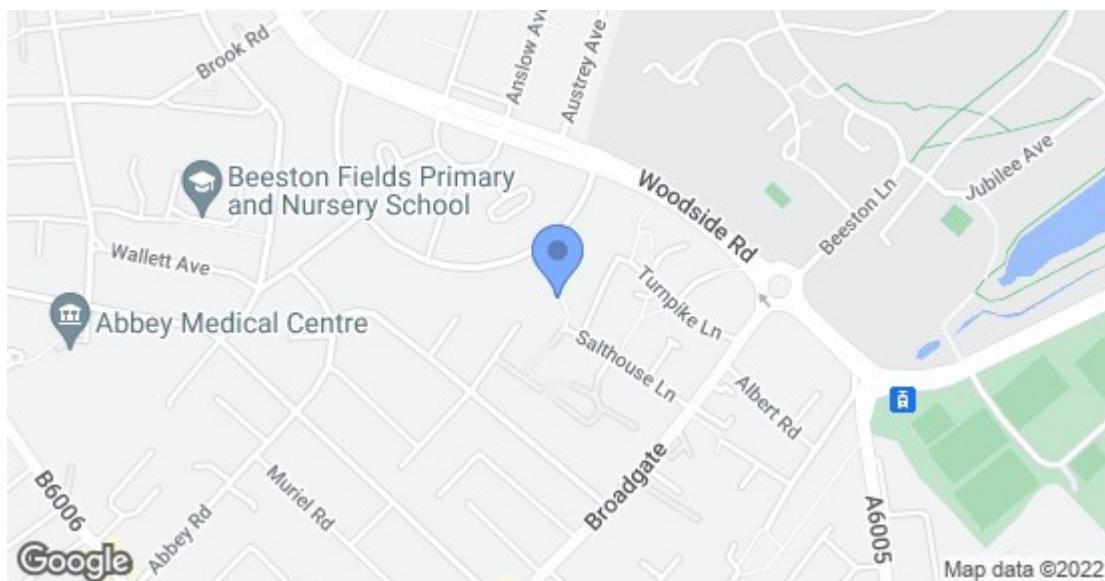
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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