



Hetley Road,  
Beeston, Nottingham  
NG9 2QL

**£270,000 Freehold**



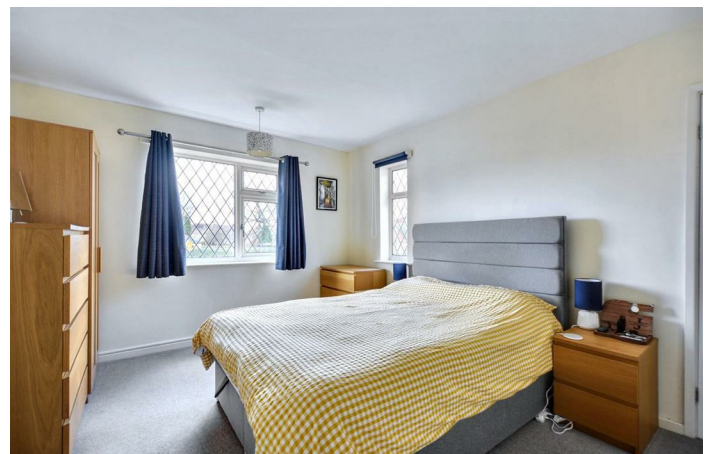
Situated just a short walk to Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, schools, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or families.

In brief the internal accommodation comprises: entrance porch, through to entrance hall, lounge, dining room, kitchen and ground floor WC. Then rising to the first floor are three double bedrooms and bathroom.

Outside to the front of the property there is a low maintenance lawned garden, and a pebbled driveway with ample off street parking, gated side access to the rear. This is primary lawned with a decked seating area and shed.

The property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



#### Entrance Porch

UPVC double glazed door through to a carpeted entrance porch.

#### Entrance Hall

A secondary door through to a carpeted entrance hall, with radiator and access to under stairs storage cupboard.

#### Lounge

14'0" x 10'10" (4.28m x 3.32m )

A carpeted reception room, with radiator and UPVC double glazed window to both the front and side aspect.

#### Dining Room

11'10" x 10'11" (3.62m x 3.34m )

A carpeted reception room, with radiator and UPVC double glazed window to the rear aspect.

#### Kitchen

10'8" x 8'5" (3.26m x 2.57m )

A range of wall and base units with work surfacing over, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted newly fitted boiler, laminate flooring, radiator and UPVC double glazed window and door to the rear garden.

#### Downstairs WC

Low flush WC, wash hand basin and UPVC double glazed window to the side aspect

#### First Floor Landing

A carpeted landing with UPVC double glazed window to the front aspect and access to the loft hatch.

#### Bedroom One

14'0" x 10'11" (4.29m x 3.35m )

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

#### Bedroom Two

11'10" x 9'8" (3.62m x 2.96m )

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

#### Bedroom Three

10'8" x 7'3" (3.26m x 2.22m )

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

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

#### Outside

To the front of the property is a lawned garden, pebbled driveway with ample off-road parking and gated side access to the rear garden. The rear is primarily lawned, with a decked seating area, additional paved seating area to the far end and shed, with power and lighting.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

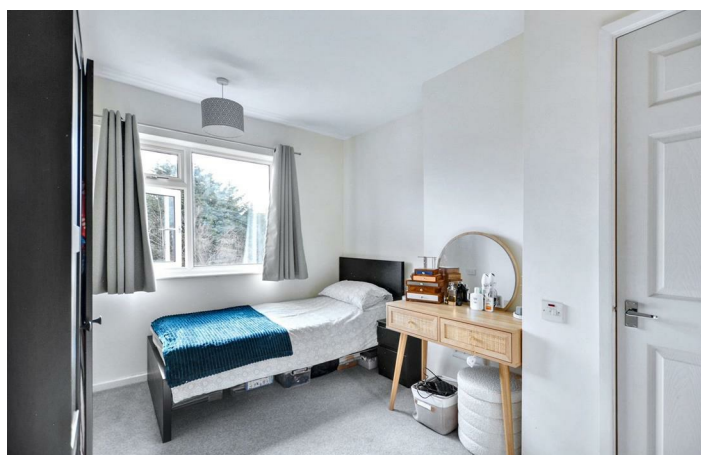
Planning Permissions/Building Regulations: None

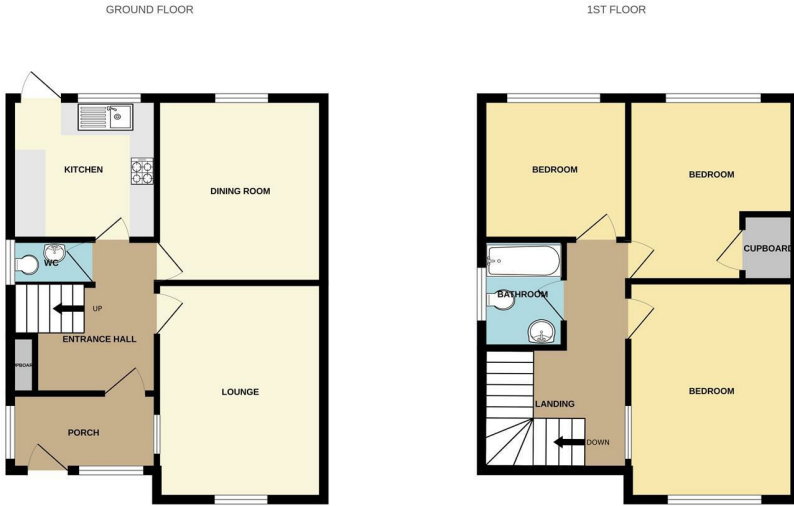
Accessibility/Adaptions: None

Has the Property Flooded?: No

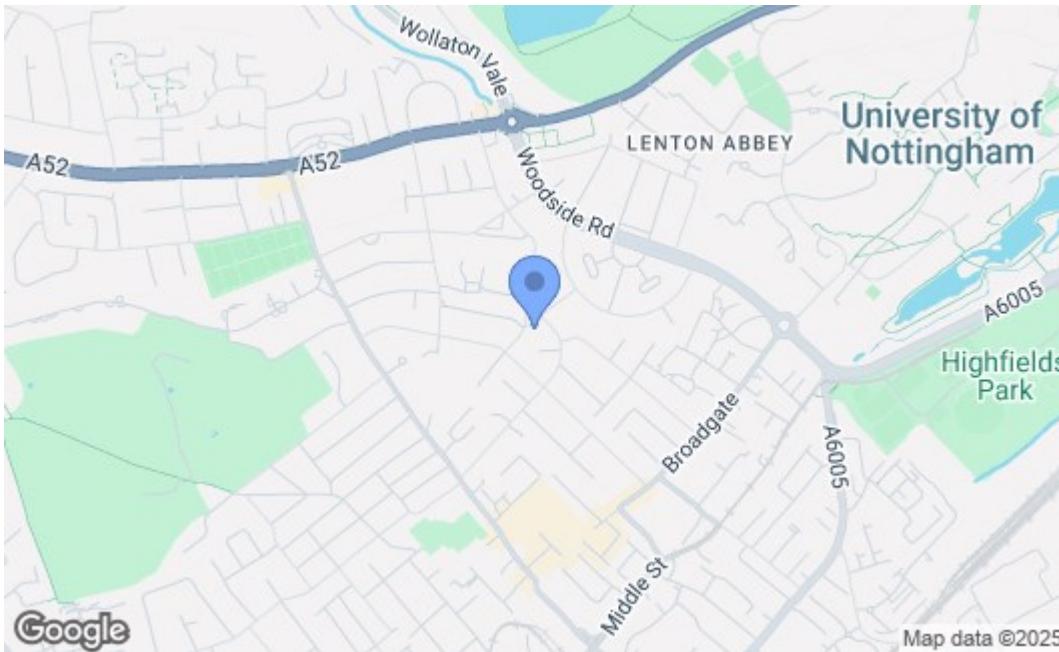
#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix G2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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.