



Trentside,  
Beeston Rylands, Nottingham  
NG9 1NB

**£35,000 Freehold**



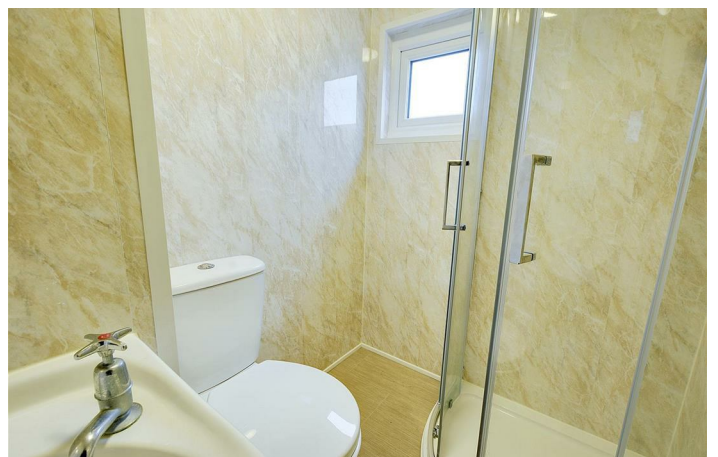
A two bedroom park home. Available for cash buyers.

Tucked away in a small site, adjacent to Beeston Marina and Trent Canal and readily accessible for Attenborough Nature Reserve, this park home can be utilised as a home all year round.

In brief the internal accommodation comprises; entrance porch, entrance hallway, kitchen, sitting rooms, two bedrooms and bathroom.

Outside the property has a garden which is primarily lawned with patio and detached garage.

Available chain free vacant possession and being well placed for Beeston train station and town centre this property, that does require some improvement is a rare opportunity.



#### Entrance Porch

7'10" x 3'8" (2.4m x 1.12m )

Wooden entrance door, radiator, UPVC double glazed window and plumbing for a washing machine.

#### Kitchen

9'8" x 6'7" (2.97m x 2.03m )

Fitted wall and base units, work surfacing, single sink and drainer unit with hot and cold taps, a Moffat gas cooker, radiator and UPVC double glazed window.

#### Sitting Room

12'2" x 9'2" (3.72m x 2.80m )

Two UPVC double glazed windows and radiator.

#### Hallway

Providing access to bedrooms and bathroom with a storage cupboard and UPVC double glazed door to the exterior.

#### Bedroom One

9'2" x 7'9" (2.80m x 2.38m )

UPVC double glazed window, radiator and cupboard housing the Glow Worm Combination boiler.

#### Bedroom Two

6'3" x 3'10" (1.91m x 1.19m )

UPVC double glazed window and radiator.

#### Shower Room

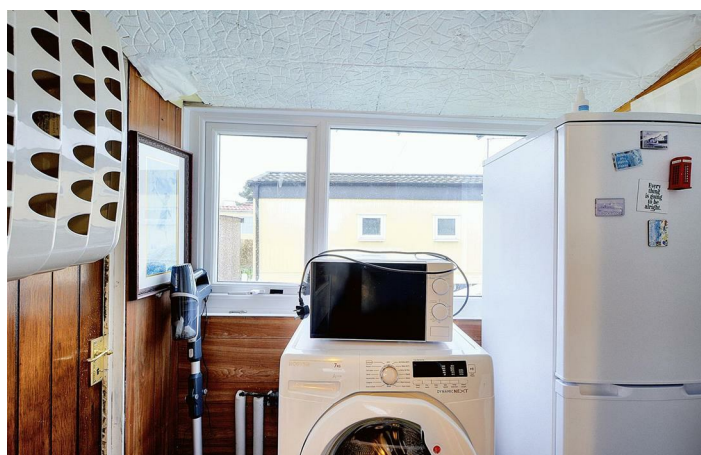
With modern fittings in white comprising, low level WC, pedestal wash hand basin, shower cubicle with Triton shower over, UPVC double glazed window and radiator.

#### Outside

Outside the property has sectional concrete garage, a lawned garden with borders and patio.

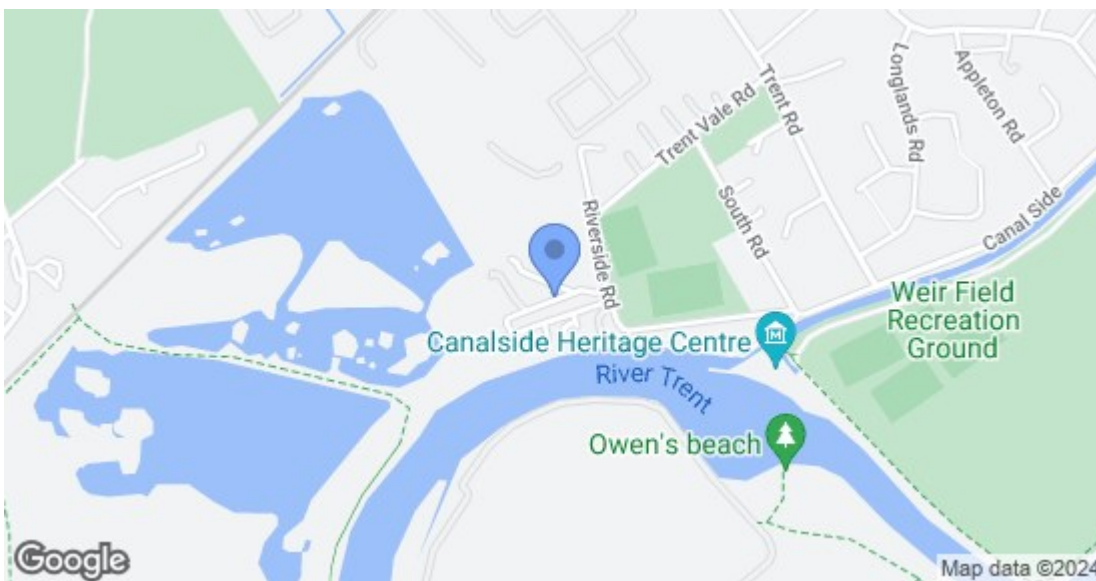
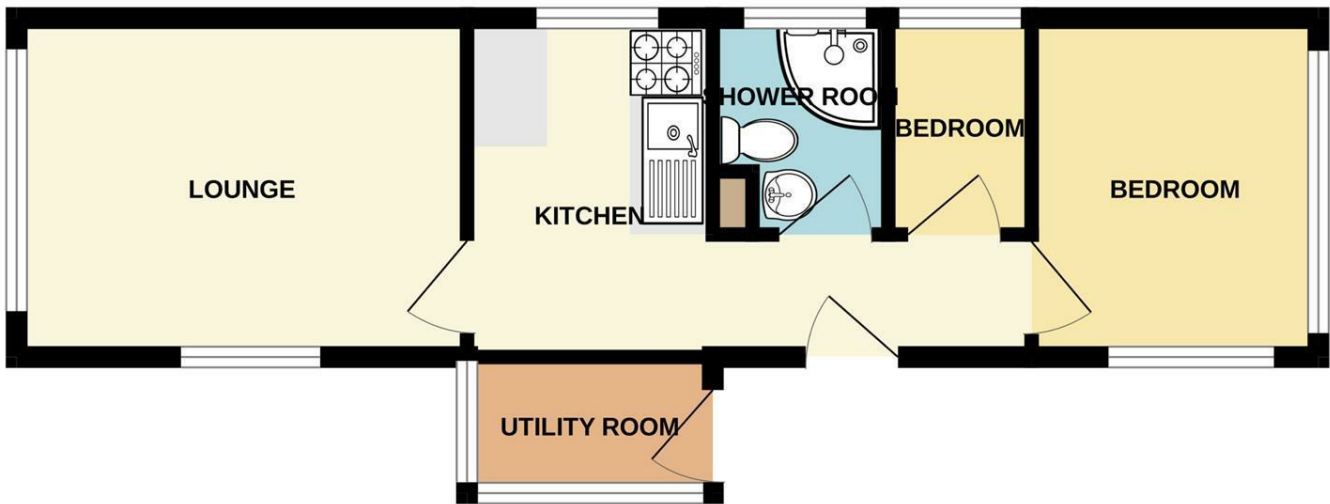
#### Agents Note

Pitch charge to be confirmed. Further details upon request.





## GROUND FLOOR



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			
<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.