



Clemency Mews,  
Beeston, Nottingham  
NG9 2WL

**£190,000 Freehold**



An immaculately presented one bedroom quadrant house with off road parking.

Situated in this popular and convenient residential location within walking distance of local shops, transport links, Nottingham University and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Open plan kitchen/living/diner and WC to the ground floor with a spacious double bedroom and en-suite to the first floor.

Outside the property benefits from a low maintenance enclosed garden which includes a patio, raised and stocked beds and fenced boundaries and one allocated parking space to the front.

Constructed in 2018, this modern built property is offered to the market with the benefit of a range of contemporary fixtures and fittings throughout and UPVC double glazing and gas central heating, an early internal viewing comes highly recommended in order to be fully appreciated.



### Kitchen/Living/Diner

13'2" x 10'6" (4.03 x 3.22)

With Karndean flooring, spotlights, under stairs storage cupboard, UPVC double glazed door with flanking windows to the patio, stairs to the first floor, a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric cooker, with gas hob, aluminium splashback and air filter over, integrated dishwasher, fridge freezer and sliding door to the WC.

### WC

With WC, wash hand basin inset to vanity unit, tiled splashbacks, UPVC double glazed window to the side, extractor fan and wall mounted Worcester combination boiler.

### Bedroom

11'3" x 9'5" (3.43 x 2.88)

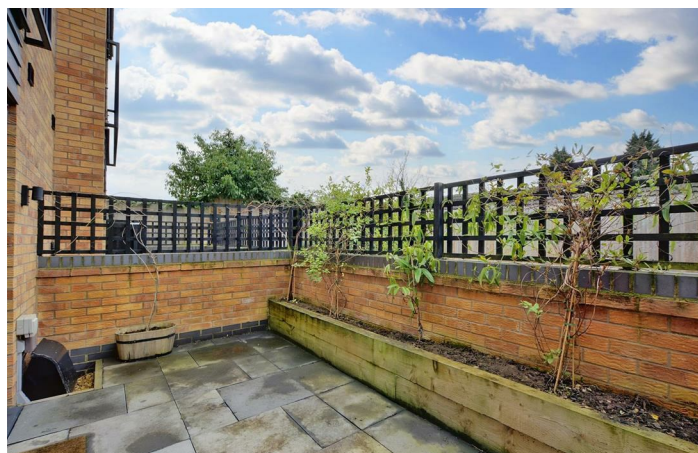
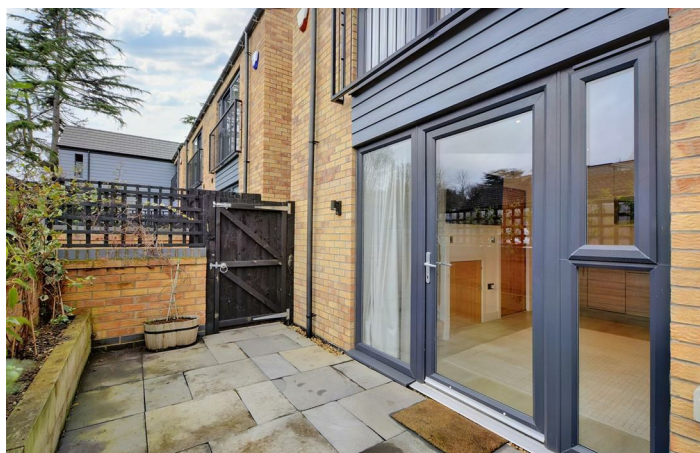
A carpeted double bedroom with fitted wardrobe, radiator and UPVC double glazed door with flanking windows to the Juliet balcony at the front and door to en-suite.

### En-Suite

Incorporating a three piece suite comprising walk in shower with rainfall effect showerhead, wash hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the side, spotlights and extractor fan.

### Outside

Outside the property benefits from a low maintenance enclosed garden which includes a patio, raised and stocked beds and fenced boundaries and one allocated parking space to the front.

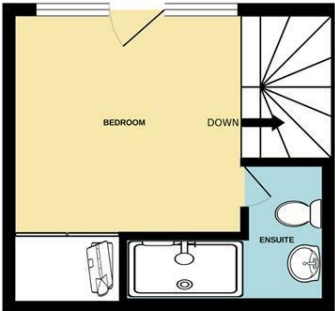




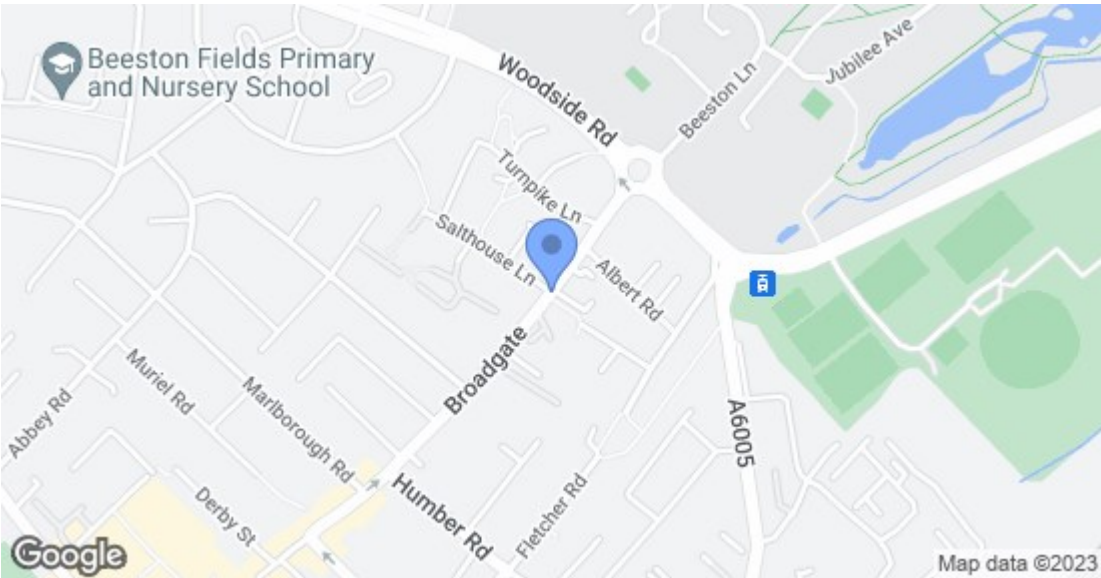
GROUND FLOOR



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                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                     | Current | Potential |
| (92 plus) A                                                     |         | 100       |
| (81-91) B                                                       | 82      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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 |         |           |
| England & Wales 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.