Robert Ellis

look no further...

Victory Road,
Beeston, Nottingham
NG9 1LH

£250,000 Freehold

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Situated on the charming Victory Road in Beeston, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for gatherings or quiet evenings in.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

Beeston is a vibrant area known for its community spirit and excellent local amenities. Residents will enjoy easy access to shops, parks, and schools, making it an ideal location for families and professionals alike. The property is well-connected to public transport, allowing for convenient travel to nearby cities and attractions.

This terraced house on Victory Road is a wonderful opportunity for anyone looking to establish a home in a friendly neighbourhood. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Entrance Porch
Double glazed wooden front entrance door through to the porchway.

Living Room
11'2" x 13'2" approx (3.42m x 4.03m approx)
Secondary double glazed composite door through to the living room. Oak-engineered flooring, with radiator and UPVC double glazed bay window to the front aspect.

Dining Room
11'3" x 11'3" approx (3.43m x 3.43m approx)
Oak-engineered flooring, with radiator, cast iron fire place with tiled hearth, UPVC double glazed window to the rear aspect and under stairs storage cupboard.

Kitchen
6'11" x 10'3" approx (2.11m x 3.13m approx)
Fitted with a range of wall, base and draw units with work surfaces over, inset one and half bowl sink with drainer and radiator. Space and fittings for freestanding appliances to include washing machine and fridge freezer. Integrated electric oven and gas hob. UPVC double glazed window to the front and rear aspect and door to the side passage.

First Floor Landing
With doors to:

Bedroom One
11'1" x 11'1" approx (3.4m x 3.39m approx)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

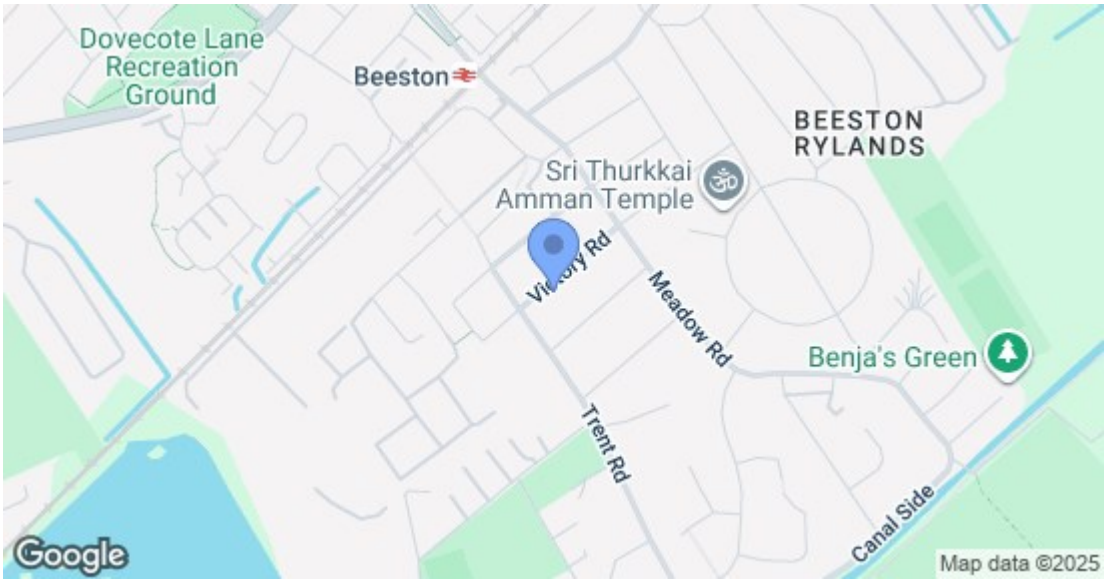
Bedroom Two
8'1" x 11'6" approx (2.47m x 3.52m approx)
Carpeted room, with radiator, access to a recess storage area, the loft hatch and UPVC double glazed window to the rear aspect.

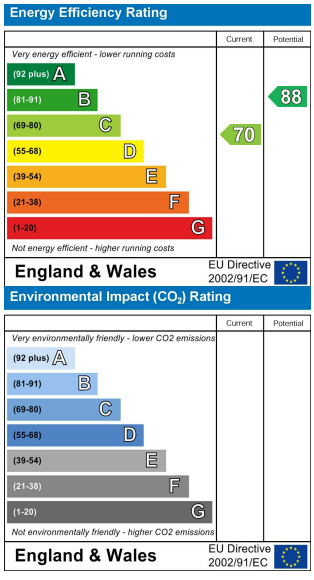
Bathroom
Three piece suite to include bath with mains controlled shower above, wash hand basin and WC. Part tiled room with radiator.

Outside
To the front of the property is a hedged frontage. Then to the rear is a paved seating area, with pebbled space and mature shrubs, a shed and outdoor tap.

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
Does the property have spray foam in the loft?: No
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.





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