



Trent Road,  
Beeston Rylands, Nottingham  
NG9 1LJ

**£190,000 Freehold**



A well-proportioned three bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre, Beeston Marina and Boots Head Office, this fantastic property is considered an ideal opportunity for range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen diner and bathroom to the ground floor, and three bedrooms to the first floor.

To the front of the property you will find a small lawned garden, with mature shrubs and the rear garden includes a patio overlooking the lawn beyond, a range of mature shrubs, and fence boundaries.

Offering huge potential for an incoming purchaser to upgrade, modernise, and reconfigure to their own personal needs and requirements,(STTP), and offered to the market with chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Entrance door, stairs rising to the first floor, and door to the lounge.

### Lounge

12'4" x 11'11" (3.76m x 3.64m )

With double glazed window to the front and door to the kitchen diner.

### Kitchen Diner

19'8" x 12'3" (6m x 3.74m )

Fitted with a range of wall, base and drawer units, work surfaces, integrated electric oven with gas hob and air filter over, sink and drainer unit with mixer tap, useful appliance space, under stair storage cupboard, double glazed window to the rear, tiled splash backs, door to the rear and door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, airing cupboard housing the hot water cylinder, and double glazed window to the rear.

### First Floor Landing

With loft hatch, and doors to the three bedrooms.

### Bedroom One

15'5" x 11'10" (4.71m x 3.63m )

A carpeted double bedroom with double glazed window to the front, and a feature fire place.

### Bedroom Two

9'3" x 7'2" (2.83m x 2.2m )

A carpeted bedroom with double glazed window to the rear.

### Bedroom Three

7'11" x 6'5" (2.43m x 1.96m )

A carpeted bedroom with double glazed window to the rear.

### Outside

To the front of the property you will find a small lawned garden, with mature shrubs and the rear garden includes a patio overlooking the lawn beyond, a range of mature shrubs, and fence boundaries.

### 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: Shared access to the garden.

Planning Permissions/Building Regulations: Granted for completed work.

Accessibility/Adaptions: None

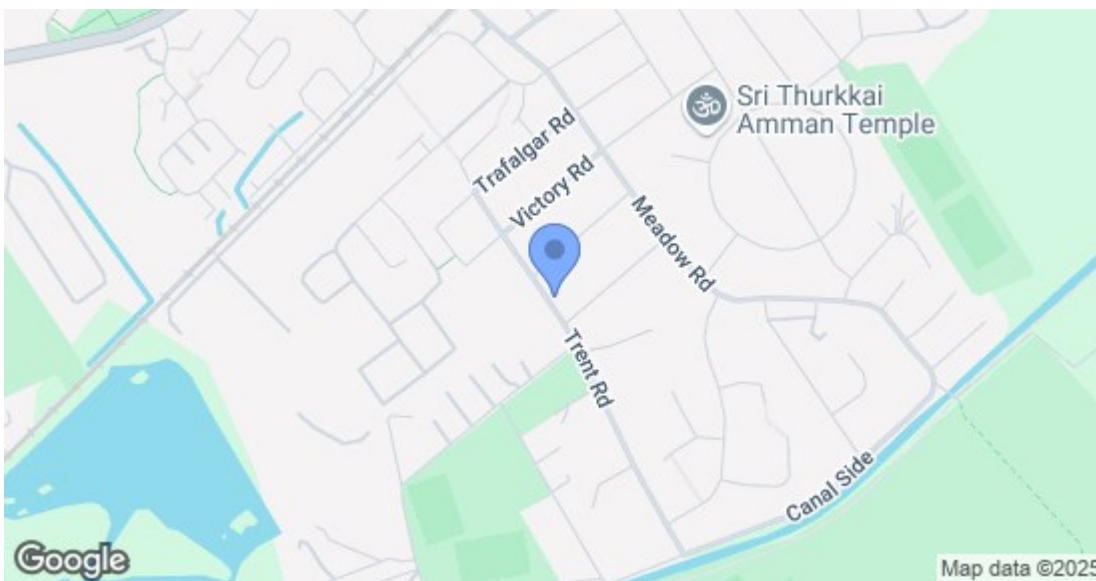
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 35                      |           |
| (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 |           |

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