



East Crescent,  
Beeston Rylands, Nottingham  
NG9 1QA

**£245,000 Freehold**



Nestled in the charming area of Beeston Rylands, Nottingham, this delightful semi-detached house on East Crescent offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking, adding to the convenience of living in this lovely neighbourhood.

Beeston Rylands is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. With good transport links to Nottingham city centre, you can enjoy the best of both worlds – a peaceful residential area with easy access to urban life.

This semi-detached house on East Crescent is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community. Don't miss your chance to make this charming property your new home.



### Entrance Hall

UPVC double glazed entrance door, laminate flooring, stairs to the first floor, radiator, and door to the kitchen.

### Kitchen

13'6" x 5'6" (4.14m x 1.69m )

With a range of wall and base units, work surfaces, sink with drainer unit and mixer tap, space for a cooker, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the side, radiator, laminate flooring, UPVC double glazed back door, and a door to the dining room.

### Dining Room

13'8" x 10'3" (4.17m x 3.13m )

A carpeted reception room with UPVC double glazed sliding doors to the rear, radiator, and opening into the lounge.

### Lounge

11'0" x 10'3" (3.36m x 3.13m )

A carpeted reception room with UPVC double glazed bay window to the front, and radiator,

### Landing

With double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

13'8" x 10'2" (4.17m x 3.11m )

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

### Bedroom Two

11'0" x 9'3" (3.37m x 2.82m )

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

### Bedroom Three

7'11" x 6'7" (2.43m x 2.02m )

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

### Bathroom

Incorporating a four-piece suite comprising: panelled bath, shower, pedestal wash-hand basin, WC, laminate flooring,

radiator, UPVC double glazed window to rear and side, half tiled walls, and a cupboard housing the Baxi combination boiler.

### Outside

To the front of the property you find a concrete driveway, a small lawned garden with a stocked beds and mature shrubs, and to the rear you will find a generous sunny south-west facing rear garden, which includes a concrete patio overlooking the lawn beyond, useful storage shed, a range of stocked beds and borders, mature shrubs and trees 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: 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:

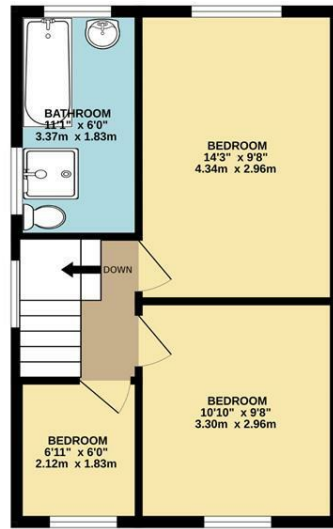
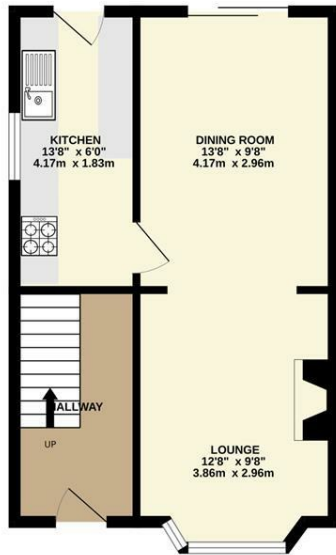
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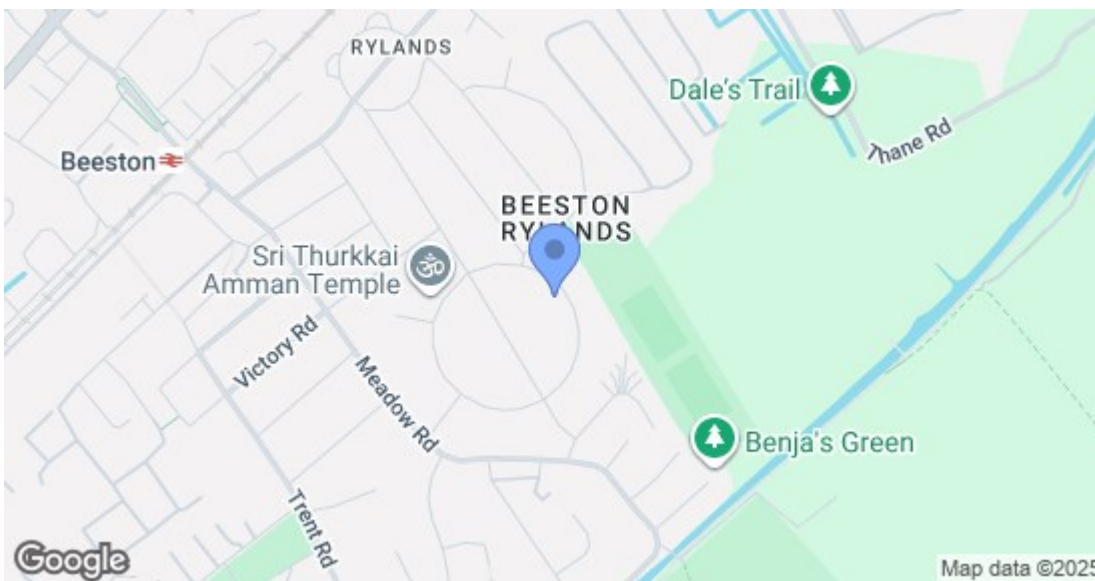


GROUND FLOOR

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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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