



Robinet Road,  
Beeston, Nottingham  
NG9 1GP

**£220,000 Freehold**



A two-bedroom property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a variety of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well positioned property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance space, living room, open plan kitchen diner and conservatory. Then rising to the first floor are two bedrooms and bathroom.

Outside the property to the front is mostly paved, with off street parking for one vehicle (no dropped kerb). The enclosed rear garden is primarily lawned with shrubs and a paved seating area.

Having been let out in more recent years, this property has the advantage of UPVC double glazing throughout and gas central heating, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance space with laminate flooring and radiator.

### Living Room

12'11" x 12'9" (3.96m x 3.89m )

Reception room, with laminate flooring, radiator, access to under stairs storage cupboard and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

15'10" x 10'11" (4.83m x 3.35m )

A range of wall and base units with breakfast bar and work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker and fridge freezer. Laminate flooring and UPVC double glazed door to the conservatory and UPVC double glazed window to the rear garden.

### Conservatory

10'0" x 7'3" (3.05m x 2.21m )

Additional room with vinyl flooring, space and fittings for freestanding washing machine and UPVC double glazed windows and French doors out to the rear garden.

### Bedroom One

11'10" x 10'11" (3.61m x 3.35m)

Carpeted double bedroom, with radiator, fitted wardrobes, and UPVC double glazed window to the front aspect.

### Bedroom Two

8'11" x 8'2" (2.74m x 2.49m )

Carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, wash hand basin inset to vanity unit, bath with mains controlled shower over, fully tiled walls and UPVC double glazed obscured window to the rear aspect.

### Outside

The front of the property is mostly paved, with a pebbled area, providing off street parking for one vehicle (no dropped kerb). The enclosed rear garden is south facing and primarily lawned with shrubs, a paved seating area and fenced 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

Has the Property Flooded?: No

### Disclaimer:

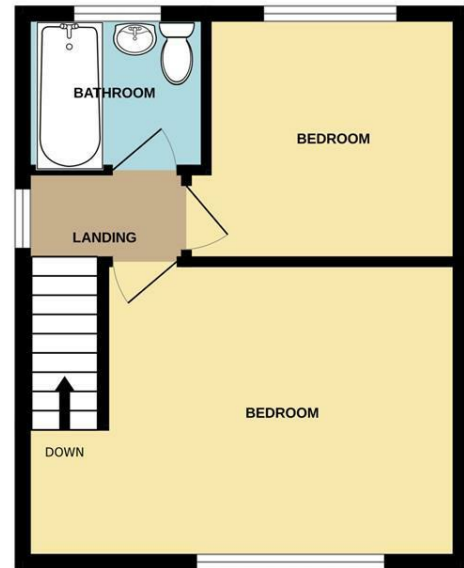
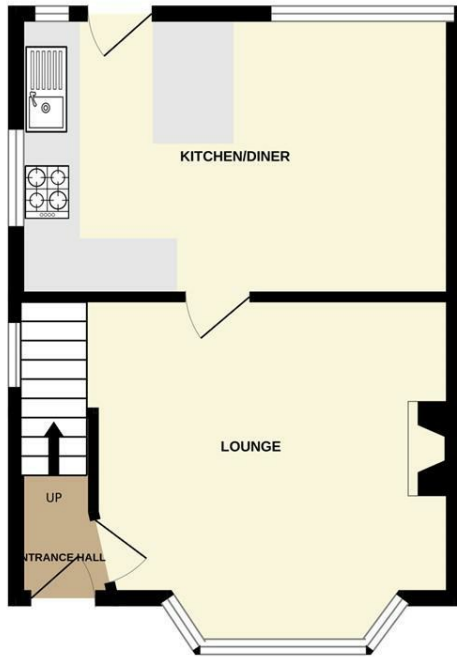
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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.