



Lockwood Close,
Beeston Rylands, Nottingham
NG9 1NP

£260,000 Freehold



A well presented, three bedroom semi detached house with a garage.

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

In brief the internal accommodation comprises of an entrance hall, wet room, lounge, dining room and kitchen to the ground floor, with three bedrooms and a w.c. to the first floor.

To the front of the property you will find a gravelled area which could be made into a driveway and a tarmac shared driveway leading down the side of the property to the garage and rear garden where you will find a patio overlooking a gravelled area beyond and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating, along with a newly fitted kitchen, this great property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed front door, laminate flooring and doors to the lounge and wet room.

Wet Room

Incorporating a three piece suite comprising of an electric shower, wall mounted wash hand basin, low flush w.c., tiled walls, radiator, UPVC double glazed window to the rear and an extractor fan.

Lounge

15'10" x 13'1" approx (4.85m x 4m approx)

Laminate flooring, radiator, stairs to the first floor, electric fire, UPVC double glazed window to the front, UPVC double glazed window to the side and an opening to:

Dining Room

9'4" x 8'7" approx (2.86m x 2.63m approx)

Laminate flooring, radiator and French doors to:

Kitchen

11'6" x 9'1" approx (3.51m x 2.78m approx)

With a range of modern wall, base and drawer units with work surfaces over, sink with drainer and mixer tap and boiling water tap, integrated electric oven with gas hob and extractor fan over, space for a fridge freezer, plumbing for a washing machine and dishwasher, tiled flooring, splashbacks, radiator, UPVC double glazed windows to the rear and side and UPVC double glazed door to the side.

First Floor Landing

With a loft hatch and doors to the three bedrooms.

Bedroom 1

12'5" x 9'10" approx (3.79m x 3.02m approx)

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

Bedroom 2

11'9" x 9'1" approx (3.59m x 2.77m approx)

Carpeted double bedroom with UPVC double glazed window to the rear and a sliding door to:

w.c.

Low flush w.c., wall mounted wash hand basin and a UPVC double glazed window to the rear.

Bedroom 3

8'5" x 6'4" approx (2.58m x 1.95m approx)

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

Garage

16'1" x 8'3" approx (4.92m x 2.52m approx)

Up and over garage door to the front, lighting and power and a new roof.

Outside

Gravelled area to the front which could be made into a driveway and a tarmac shared driveway leading down the side of the property to the garage and rear garden where you will find a patio overlooking a gravelled area beyond and fenced boundaries.

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 79mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

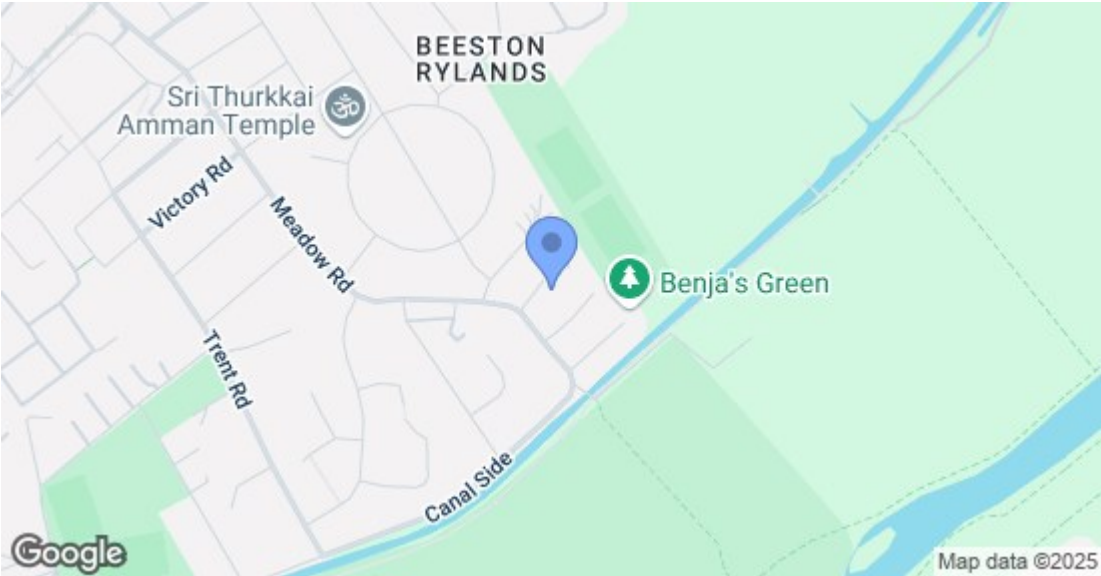
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.