



Multimode Close,  
Beeston, Nottingham  
NG9 1NY

**£250,000 Freehold**



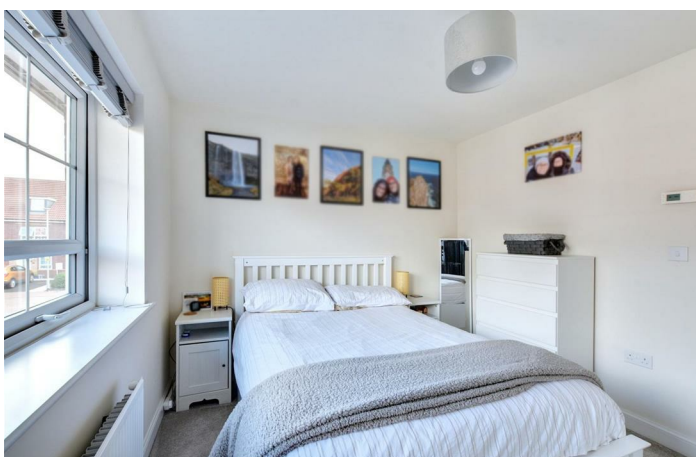
Fantastically placed on Multimode Close in Beeston, this delightful mid-terrace property offers the perfect blend of comfort and convenience. With two well-proportioned bedrooms, the property is ideal for small families, professional couples, or individuals seeking a blank canvas to really make their own.

The internal accommodation comprises; an entrance hall, comfortable living room, well-equipped kitchen and downstairs WC. Then rising to the first floor are two good sized bedrooms and family bathroom.

Externally the property has the advantage of a tandem driveway, with ample off street parking for two cars standing and gated side access to the rear. The south facing, enclosed garden is primarily lawned with fenced boundaries, offering a great social space for the summer.

Situated on a quiet road, in a recently finished new build development, the home benefits from its proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. Beeston is known for its vibrant atmosphere and excellent transport links, providing easy access to Nottingham city centre and beyond.

With its high spec finish and appealing features, it is certainly worth considering for your next home.



### Entrance Hall

Composite door through to a carpeted entrance hall, with radiator and access to the fuse box.

### Living Room

12'11" x 11'10" (3.94 x 3.62)

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect with fitted blinds. It is also worth noting that with some small re-configuration a small dining table is possible in this room.

### Kitchen

12'9" x 7'2" (3.90 x 2.20)

A range of wall and base units with worksurfacing over, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washer dryer. UPVC double glazed French doors to the rear garden with fitted thermal blinds

### Downstairs Cloakroom

Low level flush WC and wash hand basin with stainless steel mixer tap, part tiled walls, radiator and wood-effect LVT flooring.

### First Floor Landing

A carpeted landing space with access to the loft hatch.

### Bedroom One

12'10" x 9'3" (3.93 x 2.84)

A carpeted double bedroom, with radiator, built in storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

12'9" x 7'6" (3.90 x 2.29)

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

### Bathroom

A three-piece suite comprising pedestal wash hand basin with stainless steel mixer tap, low flush WC and bath with mains power shower above and glass shower screen, part tiled walls, heated towel rail and wood effect LVT flooring.

### Outside

To the front of the property are some mature shrubs and footpath to the front door, to the side is a tandem driveway, with off-road parking for two cars, and gated side access to the rear garden. The south facing, enclosed garden is primarily lawned with a hidden shed and offers a great space for entertaining.

### 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

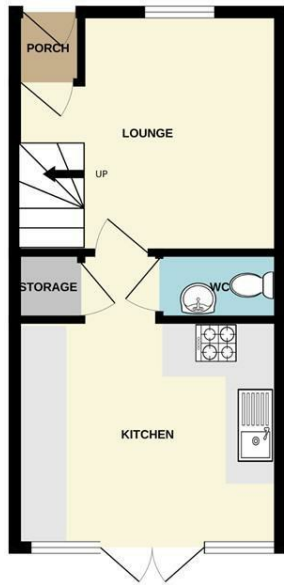
### Disclaimer:

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.

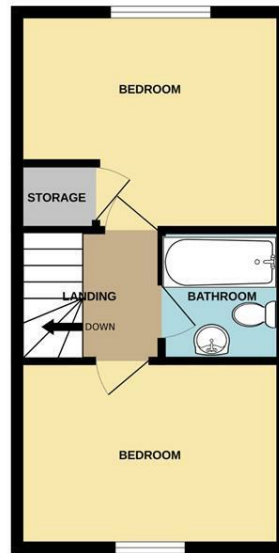


**Robert Ellis**  
ESTATE AGENTS

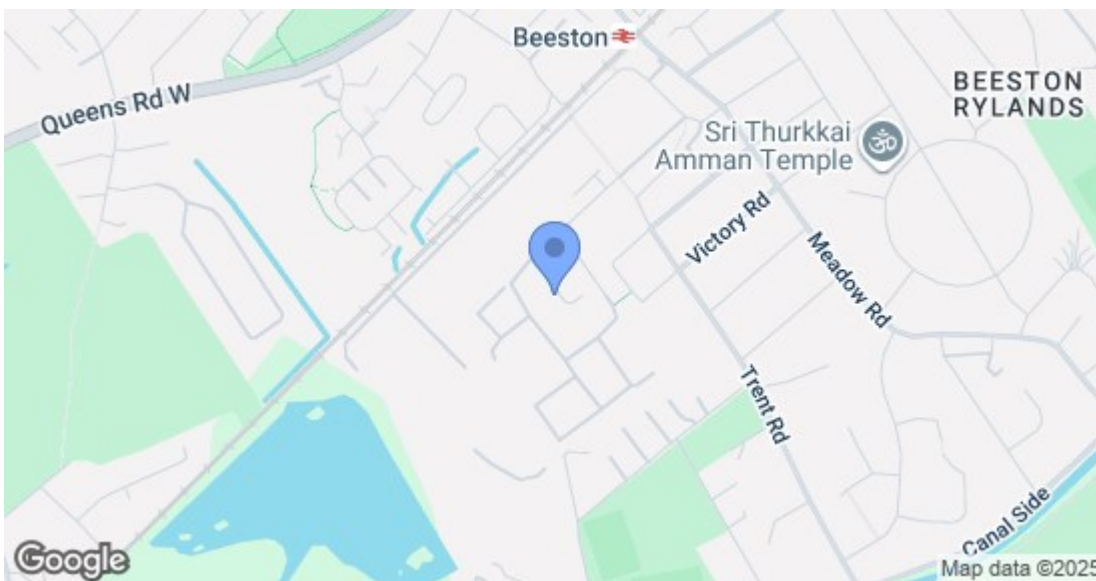
GROUND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metropex CCSD2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		84	
(69-80) C			
(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.