



Charlton Grove,
Beeston, Nottingham
NG9 1GY

£235,000 Freehold



A well-presented three-bedroom mid-terrace house.

Situated in this popular and convenient residential location, within easy reach of range of local shops and amenities including Beeston Town Centre, schools, transport links, the University of Nottingham and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investor.

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

Outside to the front of the property you will find a small low maintenance garden with artificial turf and gated side access leading to the well-maintained private and enclosed rear garden.

Offered to the market with the benefit of a range of modern fixtures throughout, a light and airy living space and UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hall

A composite entrance door, stairs to the first floor, radiator and door to the lounge.

Lounge

11'2" x 11'1" (3.42m x 3.4m)

With laminate flooring, feature fire place with tiled surround and Adam-style mantle, UPVC double glazed bay window to the front, radiator, and door to the kitchen diner.

Kitchen Diner

12'1" x 11'2" (3.7m x 3.41m)

With a range of modern wall, base and drawer units with rose gold handles, work surfaces, sink with drainer unit and mixer tap, integrated electric oven with induction hob and air filter over, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, vinyl flooring, radiator, spotlights, useful under stair storage cupboard, UPVC double glazed window to the rear and a composite door to the rear garden.

First Floor Landing

With a loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One

11'3" x 10'5" (3.43m x 3.2m)

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

Bedroom Two

12'2" x 8'5" (3.73m x 2.58m)

A carpeted double bedroom with feature period fire place, UPVC double glazed window to the rear and radiator.

Bedroom Three

9'3" x 7'1" (2.84m x 2.16m)

With vinyl flooring, UPVC double glazed window to the rear, radiator, and wall mounted 'Worcester' combination boiler.

Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, wash hand basin inset to vanity unit, low level WC, vinyl flooring, tiled splashbacks, heated towel rail, UPVC double glazed window to the front, spotlights and extractor fan.

Outside

To the front of the property you will find a small low maintenance garden with artificial turf and gated side access leading to the well-maintained private and enclosed rear garden, which includes a decking area overlooking the lawn beyond, raised and stocked beds 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

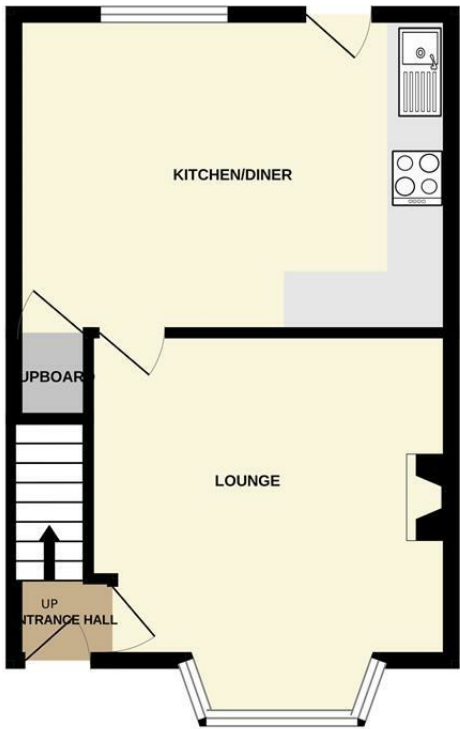
Has the Property Flooded?: No

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.



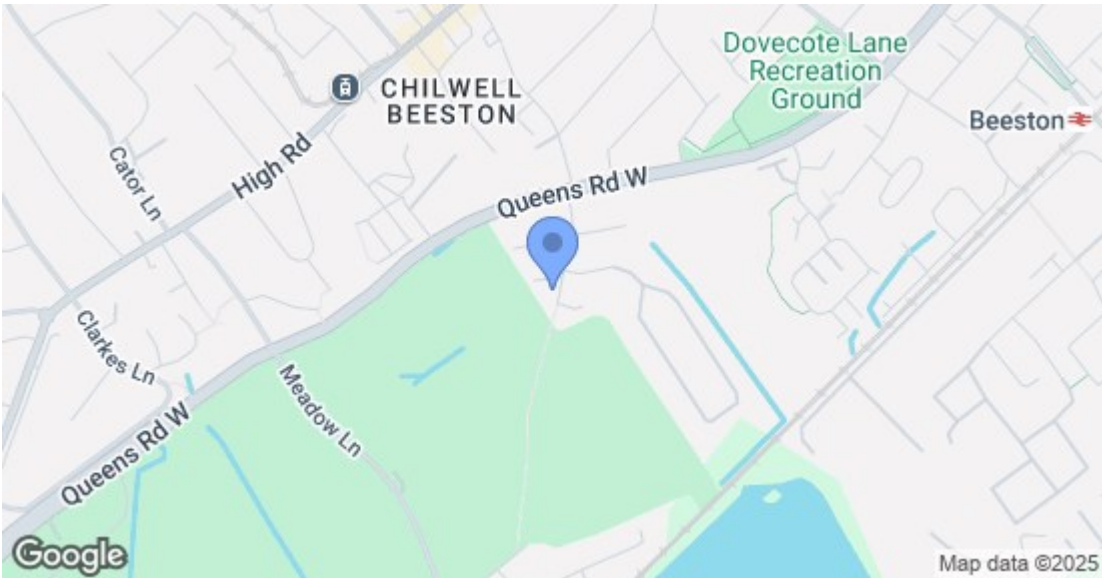
GROUND FLOOR



1ST FLOOR



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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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		

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