



Birch Avenue,  
Beeston Rylands, Nottingham  
NG9 1LL

**£190,000 Freehold**



An Attractive 1930's Built Two Bedroom Mid-Terrace House.

Considered ideal for a first time buyer or investor, though likely to appeal to a variety of potential purchasers, this competitively priced period property with an open plan kitchen diner to the rear is a great opportunity.

In brief the internal accommodation comprises; entrance hall, sitting room, open plan kitchen diner, rising to the first floor are two good sized bedrooms and bathroom.

Outside the property has a walled mature front garden and to the rear there is a particularly generous primarily lawned garden with a yard/patio area and stocked borders.

Occupying a pleasant tree-lined avenue conveniently situated for easy access to Beeston Train Station and the canal and being well placed for a range of shops and other facilities.



### Entrance Hall

UPVC double glazed entrance door to front, stairs leading to first floor landing and radiator.

### Sitting Room

12'0" 10'10" (3.66m 3.32m )

UPVC double glazed window to the front, radiator and a Norvik 5 duel fuel burner mounted on a tiled hearth.

### Kitchen Diner

15'1" x 12'9" (4.6m x 3.9m )

Fitted wall and base units, work surfacing with tiled splash back, single sink and drainer with mixer tap, plumbing for a dishwasher and washing machine, a stoves cooker with gas hob and electric oven below, useful under stair storage cupboard, two UPVC double glazed window and UPVC double glazed door to the exterior.

### First Floor Landing

With loft hatch leading to the partially boarded loft space.

### Bedroom One

11'11" x 11'1" (3.65m x 3.38m )

UPVC double glazed window, radiator and recess wardrobe.

### Bedroom Two

9'1" x 8'11" (2.77m x 2.74m )

UPVC double glazed window and radiator.

### Bathroom

Fitted with a three piece suite comprising; WC, pedestal wash hand basin, bath with mains control shower over, fully tiled walls, UPVC double glazed window, extractor fan and radiator.

### Outside

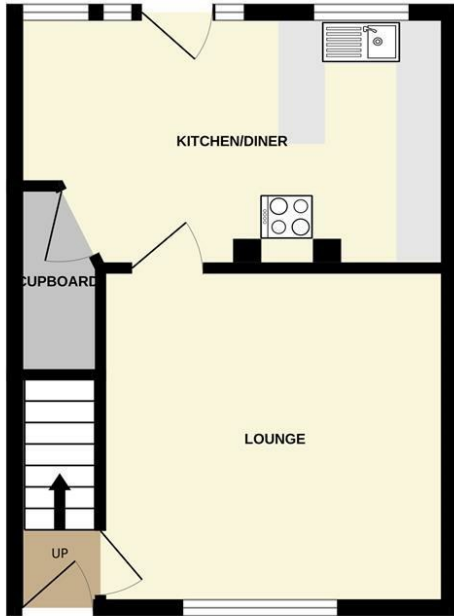
To the front the property has a walled garden with stocked beds and borders and a path leading to the front door. To the rear the property has a particularly generous and enclosed garden with a yard/patio with outside tap and power point, useful brick store, large lawned garden, apple tree and stocked borders.

### Council Tax Band

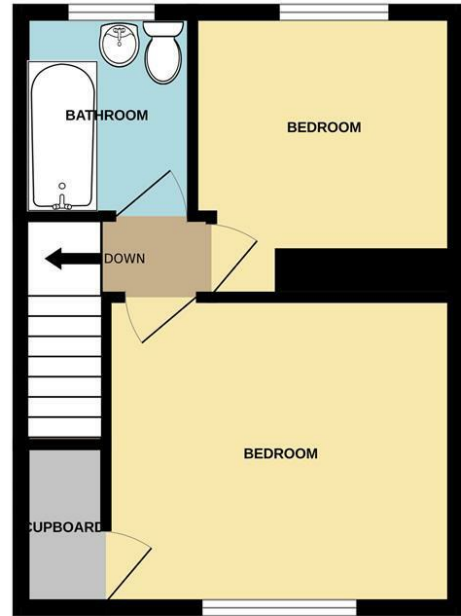
Broxtowe Borough Council Band A



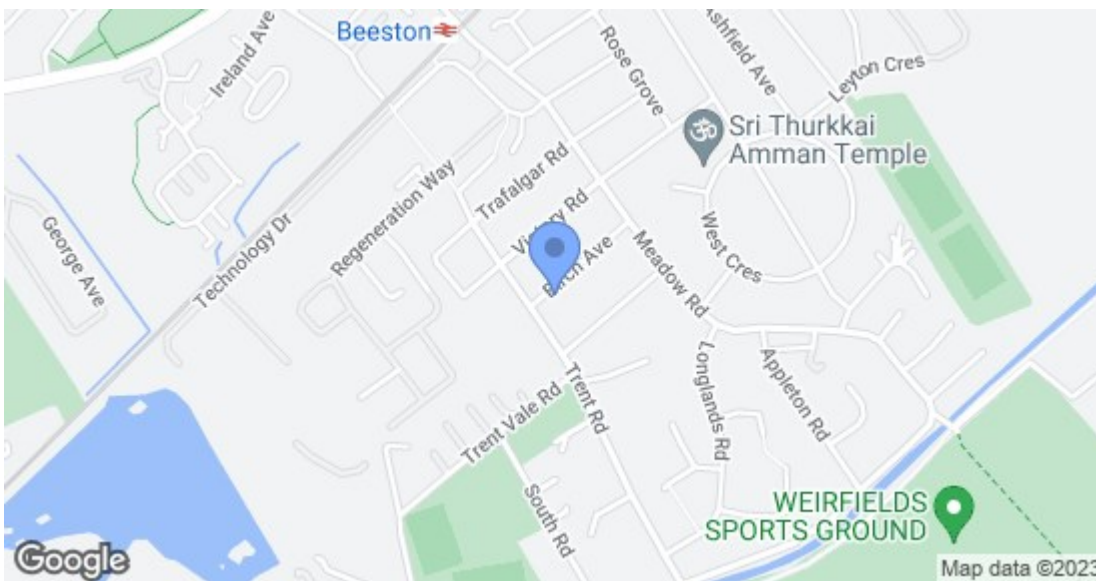
GROUND FLOOR



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			87
(81-91) B			
(69-80) C		70	
(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.