



86 City Road  
Beeston, Nottingham NG9 2LQ

**Guide Price £250,000 Freehold**

EXTENDED SEMI DETACHED HOUSE,  
CURRENTLY OFFERING 4 BEDROOMS  
AND THREE BATHROOMS.





ENJOYING THIS CENTRAL BEESTON LOCATION, AN EXTENDED SEMI DETACHED HOUSE, CURRENTLY OFFERING THREE DOUBLE BEDROOMS ON THE FIRST FLOOR WITH TWO BATHROOM AND FURTHER ATTIC ROOM, (CURRENTLY USED AS A BEDROOM.)

The gas centrally heated and double glazed accommodation extends, via an entrance hall, to lounge with window to the front, dining room, being open plan to a kitchen with utility space, ground floor reception room/study, occasional bedroom 5, shower room/w.c. and rear conservatory. Rising to the first floor are three double bedrooms, the master with en suite bathroom/shower and w.c., family shower room/w.c. with stairs off the first floor landing to an attic room, currently used as a bedroom.

Off-street car standing space to a forecourt at the front and an enclosed, private, sunny aspect garden to the rear. A particularly spacious home for family occupation or letting.

Early viewing highly recommended.



## ENTRANCE HALL

Double glazed entrance door, stairs to the first floor and door to:

## LOUNGE

14'8" x 10'9" (4.492 x 3.277)

Feature Adam style fireplace with inset living flame gas fire, radiator and double glazed bay window to the front.

## DINING ROOM

10'11" x 10'7" (3.328 x 3.233)

Radiator and double glazed French doors to rear conservatory.

## CONSERVATORY

13'1" x 8'6" (3.997 x 2.6)

Double glazed windows and doors to the rear garden.

## KITCHEN/UTILITY

14'10" x 10'8" plus additional utility 6'1" x 4'9" (4.538 x 3.265 plus additional utility 1.873 x 1.44)

A comprehensive range of fitted wall and base cupboards with attractive contrasting tiled splashbacks, inset 1½ bowl sink unit with mixer tap, appliance space, plumbing for washing machine/dryer and drawer bank, windows to the side and rear and doorway to:

## STUDY/OCCASIONAL BEDROOM 5

11'9" x 8'11" overall (3.582 x 2.733 overall)

Radiator, double glazed window to the front and door to:

## SHOWER ROOM

Comprising shower cubicle, low flush w.c. and pedestal wash hand basin, fully tiled walls and splashbacks, ceramic tiled flooring, extractor and double glazed window to the side.

## FIRST FLOOR LANDING

Radiator and access to bedrooms and shower room and staircase to attic room/storage

## BEDROOM 1

18'4" x 9'4" (5.603 x 2.862)

Laminate flooring, windows to the front and side and door to:

## EN SUITE BATHROOM

Incorporating a white three piece suite comprising panel bath with shower over (off the boiler,) low flush w.c. and pedestal wash hand basin, radiator, ceramic tiled flooring, tiled splashbacks and double glazed window to the rear.

## BEDROOM 2

15'7" x 9'11" overall (4.764 x 3.044 overall)

The amalgamation of of two previous bedrooms with radiator and twin double glazed windows to the front.

## BEDROOM 3

10'9" x 10'3" (3.281 x 3.126)

Radiator, UPVC double glazed window to the rear.

## SHOWER ROOM/W.C.

Incorporating a white three piece suite comprising shower cubicle, low flush w.c. and pedestal wash hand basin, radiator, tiled splashbacks and double glazed window to the rear.

## ATTIC ROOM/STORAGE/CURRENTLY USED AS BEDROOM

19'8" x 9'7" overall (6 x 2.926 overall)

Twin Velux roof lights and radiator.

## OUTSIDE

Brick/block paved car standing at the front with retaining wall and wrought iron gates, enclosed rear garden with concrete patio, garden shed and lawns, fenced, walled and enclosed with a sunny aspect.







| Energy Efficiency Rating                                        |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
|                                                                 |   | 57                      | 77        |
| England & Wales                                                 |   | 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 |   |                         |           |
|                                                                 |   | 47                      | 71        |
| 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.