



Trafalgar Road,  
Beeston Rylands, Nottingham  
NG9 1LB

**£225,000 Freehold**



Located in the sought-after residential location of Beeston, Nottingham, this delightful end-terrace house presents an excellent opportunity for first time buyers and professionals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet evenings. The natural light that floods these rooms creates a bright and airy feel, enhancing the overall comfort of the home. The layout is thoughtfully designed to maximise space and functionality, making it ideal for modern living.

The property features three well-proportioned bedrooms, providing ample accommodation , or those seeking extra space for guests or a home office.

Situated in a desirable location, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. Beeston is known for its vibrant community and excellent transport links, making it a convenient base for commuting to Nottingham city centre and beyond.

In summary, this end-terrace house on Trafalgar Road is a wonderful opportunity for those seeking a comfortable and well-located home in Beeston. With its generous living spaces, three bedrooms, and proximity to local amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



### Lounge

13'5" x 11'1" (4.1m x 3.4m )

UPVC double glazed entrance door, UPVC double glazed window to the front, laminate flooring, radiator, and door to the inner hallway.

### Inner Hallway

With under stairs storage cupboard, and door to the dining room.

### Dining Room

13'5" x 11'9" (4.1m x 3.6m )

A carpeted reception room with gas fire, UPVC double glazed window to the rear, radiator, stairs to the first floor, and door to the kitchen.

### Kitchen

8'0" x 7'5" (2.44m x 2.27m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, tiled splashbacks, plumbing for a washing machine, space for a fridge, UPVC double glazed window to the side, and door to the rear hallway.

### Rear Hallway

UPVC double glazed door to the side, airing cupboard housing the hot water cylinder and door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, radiator, extractor fan, and UPVC double glazed window to the side.

### First Floor Landing

With loft access via loft hatch, and doors leading into the three bedrooms.

### Bedroom One

13'5" x 11'1" (4.1m x 3.4m )

UPVC double glazed window to the front, carpet flooring, and radiator.

### Bedroom Two

11'11" x 10'4" (3.65m x 3.16m )

UPVC double glazed window to the rear, carpet flooring, built in storage cupboard, and radiator.

### Bedroom Three

11'6" x 7'4" (3.52m x 2.25m )

UPVC double glazed window to the rear, carpet flooring, and radiator.

### Outside

To the front of the property you will find a small fore-court with wall boundary. Gated side access leads to the low maintenance enclosed rear garden, which includes a patio with gravelled area beyond, and a useful storage shed.

### 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

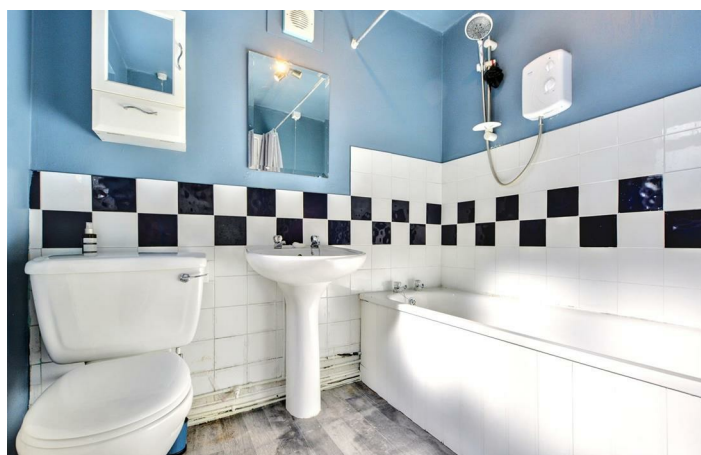
Planning Permissions/Building Regulations: None

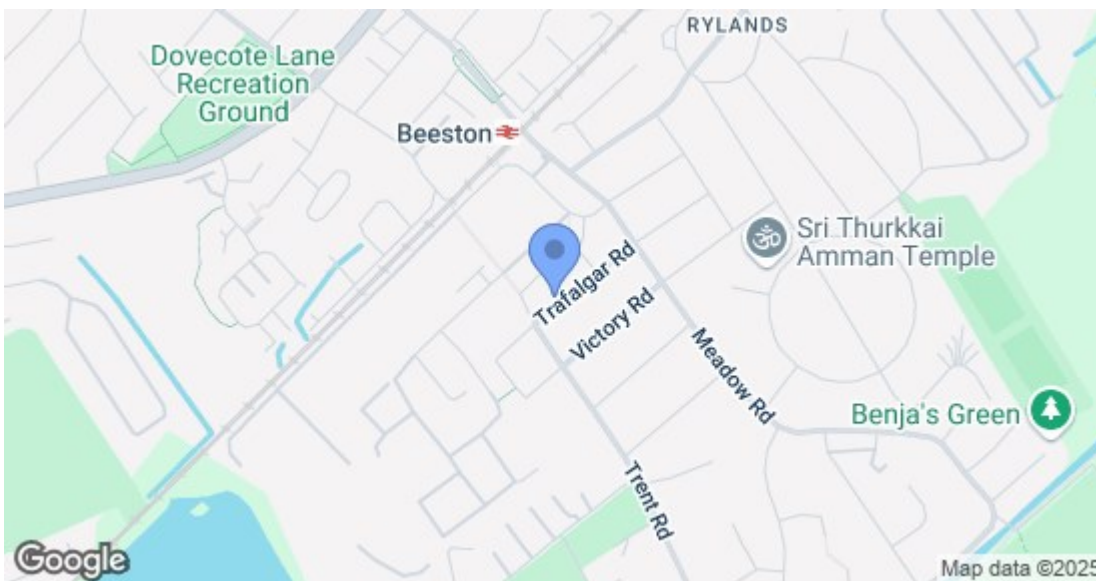
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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	

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