



Collington Street,
Beeston, Nottingham
NG9 1FJ

£225,000 Freehold



This delightful end-terrace house on Collington Street presents an excellent opportunity for both first-time buyers or those looking to invest. With no upward chain, you can move in with ease and begin to make this property your own.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout provides a warm and inviting atmosphere, allowing for versatile use of space. The three well-proportioned bedrooms offer ample room for relaxation and rest, making it an ideal home for families or individuals seeking extra space.

The property features a bathroom that is functional and ready for your personal touch. With further potential to upgrade, you have the opportunity to enhance the home to suit your style and preferences, whether that be through modernising the interiors or expanding the living space.

Situated in a desirable location, this home benefits from the vibrant community of Beeston, with its array of local amenities, parks, and excellent transport links. This property is not just a house; it is a canvas awaiting your vision. Embrace the chance to create a wonderful living space in a sought-after area. Don't miss out on this fantastic opportunity to secure a home with great potential.



Lounge

11'11" x 11'5" (3.65m x 3.5m)

A carpeted reception room with entrance door, sash window to the front, a period gas fire with tiled surround, radiator, and door to the inner hallway.

Inner Hallway

With stairs to the first floor and door to the dining room.

Dining Room

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

A carpeted reception room with an open fireplace, radiator, sash window to the rear, stairs down to the cellar and a door to the kitchen.

Kitchen

7'6" x 6'10" (2.31m x 2.1m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker, tiled splashbacks, space for a fridge and washing machine, door and window to the side, window to the other side 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, double glazed window to the rear, radiator, extractor fan, and a boiler cupboard.

First Floor Landing

With stairs to the second floor and doors to the two bedrooms.

Bedroom One

12'0" x 11'6" (3.67m x 3.51m)

A carpeted double bedroom with sash window to the front, period open fireplace and radiator.

Bedroom Two

10'9" x 9'6" (3.3m x 2.91m)

A carpeted double bedroom with sash window to the rear, period open fireplace, built-in storage cupboard, radiator and window to the side.

Bedroom Three

26'8" x 11'10" (8.14m x 3.61m)

A carpeted double bedroom with double glazed window to the side.

Outside

Outside the property benefits from gated side access leading to the low-maintenance rear garden, which is primarily gravelled with 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

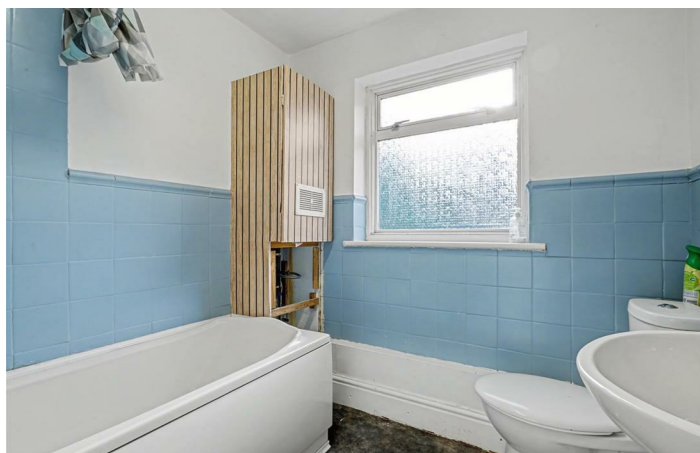
Accessibility/Adaptions: None

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.

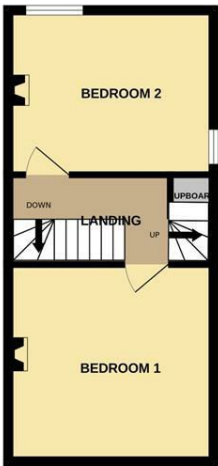




GROUND FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

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.