



Redland Drive,  
Beeston, Nottingham  
NG9 5LE

**£215,000 Freehold**





A three bedroom semi-detached house with a driveway for multiple vehicles to the side of the property, an enclosed rear garden and the benefit of chain free vacant possession.

This property is considered an ideal opportunity for a variety of purchasers including first time buyers looking to put their own stamp on their purchase and investors looking to add to their portfolio.

Situated in a popular and convenient location within walking distance of Attenborough Nature Reserve and a variety of other local amenities including supermarkets, schools and public houses.

There is also easy access to transport links with a bus stop within walking distance and is only a short distance from Beeston train station for journeys further afield.

In brief the internal accommodation comprises: Entrance hall, living room, dining room and kitchen to the ground floor. Rising to the first floor are three well proportioned bedrooms and a bathroom.

To the front of the property is a paved driveway to the side leading to a carport with parking for multiple vehicles. To the rear is an enclosed garden with a lawned space.

Offered to the market with the benefit of no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

A UPVC double glazed door leads through to the entrance space with radiator.

### Living Room

11'5" x 12'7" (3.497 x 3.854)

With radiator and UPVC double glazed window to the front aspect.

### Dining Room

11'8" x 11'6" (3.5814 x 3.528)

With radiator and UPVC sliding door to the rear garden.

### Kitchen

8'5" x 7'11" (2.588 x 2.432)

With wall and base units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding fridge, washing machine and electric oven. UPVC double glazed window and door to the driveway. Access to the pantry cupboard.

### First Floor Landing

With access to the loft hatch and UPVC window to the side aspect.

### Bedroom One

10'3" x 12'2" (3.142 x 3.721)

With radiator and UPVC double glazed windows to the front aspect.

### Bedroom Two

11'5" x 10'10" (3.501 x 3.320)

With radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'11" x 7'11" (2.122 x 2.433)

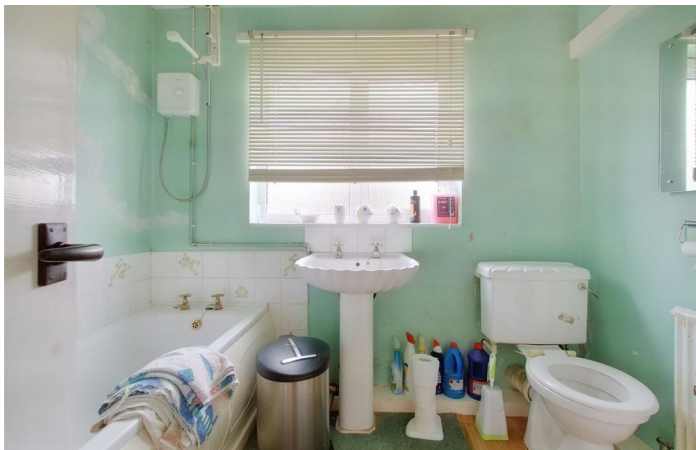
With radiator and UPVC double glazed window to the front aspect.

### Bathroom

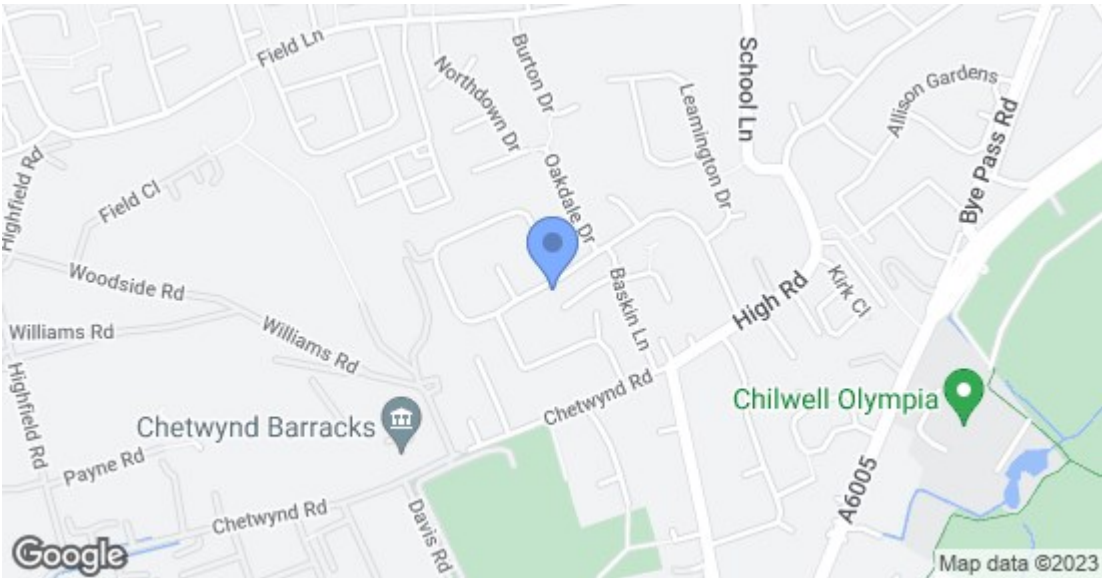
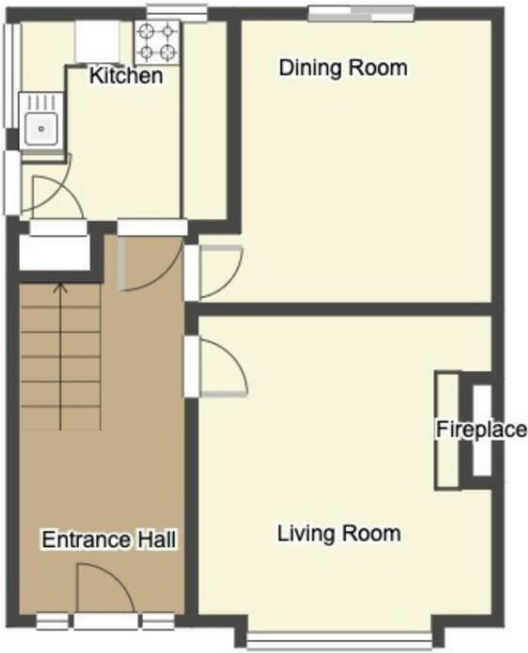
Incorporating a three piece suite comprising bath, wash hand basin and WC. Cupboard housing the electric boiler.

### Outside

To the front of the property a paved driveway to the side leading to a carport with parking for multiple vehicles. To the rear is an enclosed garden with a lawned space.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	24	
Not energy efficient - higher running costs		
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		
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.