



Marlborough Road,  
, Beeston  
NG9 2HG

**£300,000 Freehold**



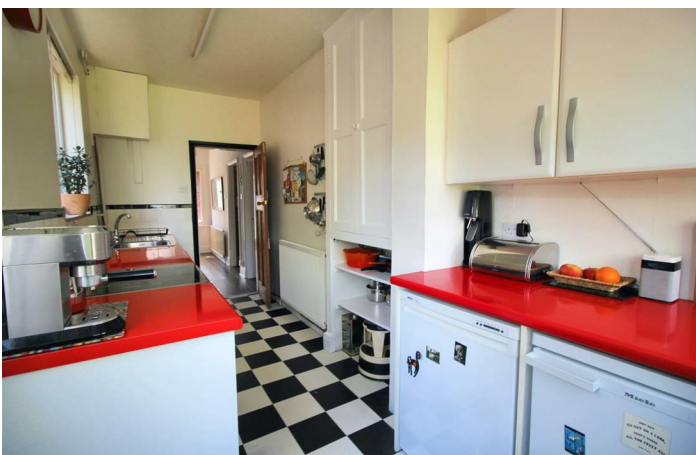
A well presented and spacious, bay fronted three bedroom semi-detached house.

Situated in this sought after and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, The University of Nottingham and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; porch, entrance hall, lounge, dining room and kitchen to the ground floor with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

Outside to the front of the property there is a small garden with mature shrubs and gated side access leading to the generous private and enclosed rear garden.

Having been upgraded by the current vendors throughout, this great property is offered to the market with the benefit of a newly fitted contemporary bathroom and modern UPVC double glazing. This property truly must be viewed in order to be fully appreciated.



### Entrance Porch

UPVC double glazed French door with flanking windows and a period secondary door with flanking windows leading to the entrance hall.

### Entrance Hall

With stairs leading to the first floor, laminate flooring, radiator, two useful under stair storage cupboards and UPVC double glazed window to the side.

### Lounge

12'11" x 9'11" (3.95m x 3.04m )

UPVC double glazed bay window to the front, laminate flooring, feature log burner with tiled hearth, radiator and sliding doors to the dining room.

### Dining Room

12'11" x 9'11" (3.95m x 3.04m )

UPVC double glazed door with flanking windows to the rear, laminate flooring and radiator

### Kitchen

15'9" x 6'9" reducing to 5'10" (4.81m x 2.08m reducing to 1.8m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a gas cooker, fridge and freezer, plumbing for a washing machine and dishwasher, radiator, vinyl flooring, tiled splashbacks, two UPVC double glazed windows to the side and a door and UPVC double glazed window to the rear.

### First Floor Landing

Loft hatch with drop down ladder, UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

12'11" x 10'0" (3.95m x 3.05m )

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

### Bedroom Two

12'11" x 9'11" (3.94m x 3.03m )

A carpeted double bedroom with built in storage cupboard housing the combination boiler, radiator and UPVC double glazed window to the rear.

### Bedroom Three

7'7" x 5'10" (2.33m x 1.8m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

9'3" x 5'8" (2.83m x 1.74)

Incorporating a three piece suite comprising: bath with shower over, wash hand basin inset to vanity unit, tiled flooring and walls, radiator, extractor fan and UPVC double glazed window to the rear.

### Outside

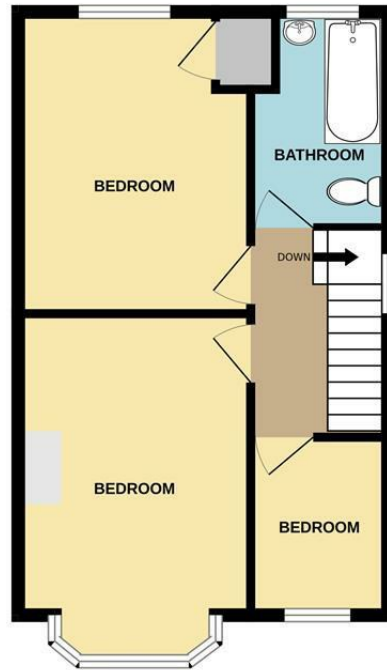
To the front of the property there is a small garden with mature shrubs and gated side access leading to the generous private and enclosed rear garden which includes a concrete patio overlooking the lawn beyond, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.



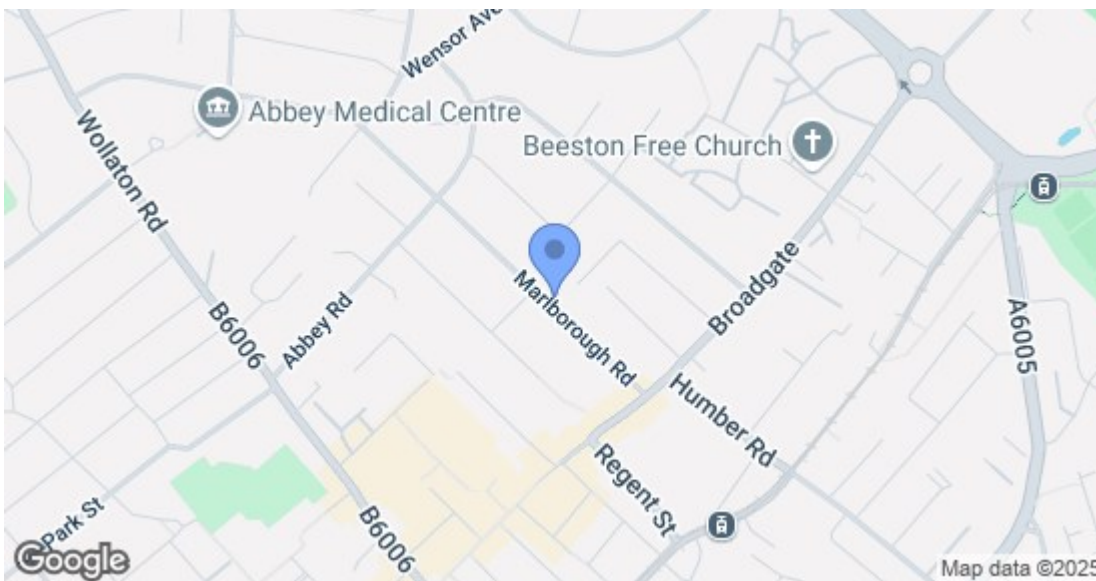
GROUND FLOOR



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   |  |                         | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 59                      |           |
| (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.