



Bramcote Road,  
Beeston, Nottingham  
NG9 1AJ

**£260,000 Freehold**



An attractive Victorian two bedroom mid-terrace house.

Retaining a wealth of its original character and charm this excellent house is situated on a tree lined road in the heart of north west Beeston surrounded by other attractive period property's and being readily accessible for the town of Beeston.

In brief the internal accommodation comprises; sitting room, dining room and kitchen to the ground floor then rising to the first floor are two bedrooms and bathroom.

Outside the property has hedge boundary to the front providing privacy and to the rear there is an enclosed courtyard style garden.

Available to the market with chain free possession, this property will be of great appeal to a variety of potential purchaser but is considered ideal for an investor or first time buyer.



A wooden panel entrance door with glazed fan light leads to the sitting room.

#### Sitting Room

11'11" x 11'6" (3.64m x 3.51m )

Exposed and varnished floorboards, radiator, wooden sash window, cast iron fireplace with tiled hearth and surround.

#### Dining Room

11'11" x 12'0" plus door recess (3.64m x 3.66m plus door recess )

Sash window, under stairs cupboard. fuel effect gas fire with tiled hearth and Adam-style mantle and a back boiler for central heating.

#### Kitchen

9'4" x 6'4" (2.87m x 1.95m )

Fitted wall and base units, work surfacing with splashbacks, single sink and drainer with hot and cold taps. Amica electric cooker, plumbing for a washing machine, radiator, UPVC double glazed window, wooden window and door to the exterior.

#### First Floor Landing

With doors leading into the two bedrooms and bathroom.

#### Bedroom One

11'11" x 11'5" (3.65m x 3.48m )

Sash window, radiator, useful over stair cupboard and cast iron fireplace.

#### Bedroom Two

12'1" x 8'11" (3.69m x 2.72m )

Sash window, radiator, cupboard and cast iron fireplace.

#### Bathroom

9'3" x 6'4" (2.84m x 1.94)

Fitted with a low level WC, pedestal wash hand basin, bath with Triton shower over, part tiled walls, window, radiator and airing cupboard housing the hot water cylinder.

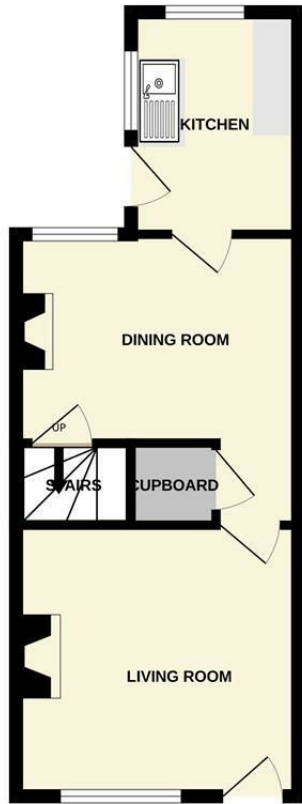
#### Outside

To the front the property has a hedge boundary with a shrub borders and path to the front door. To the rear the

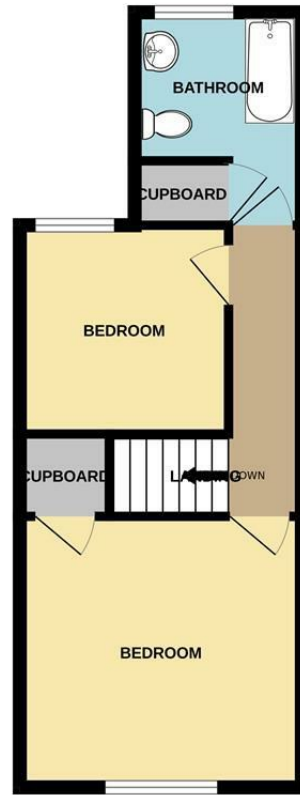
property has an enclosed courtyard style garden with patio and shrub border.



GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

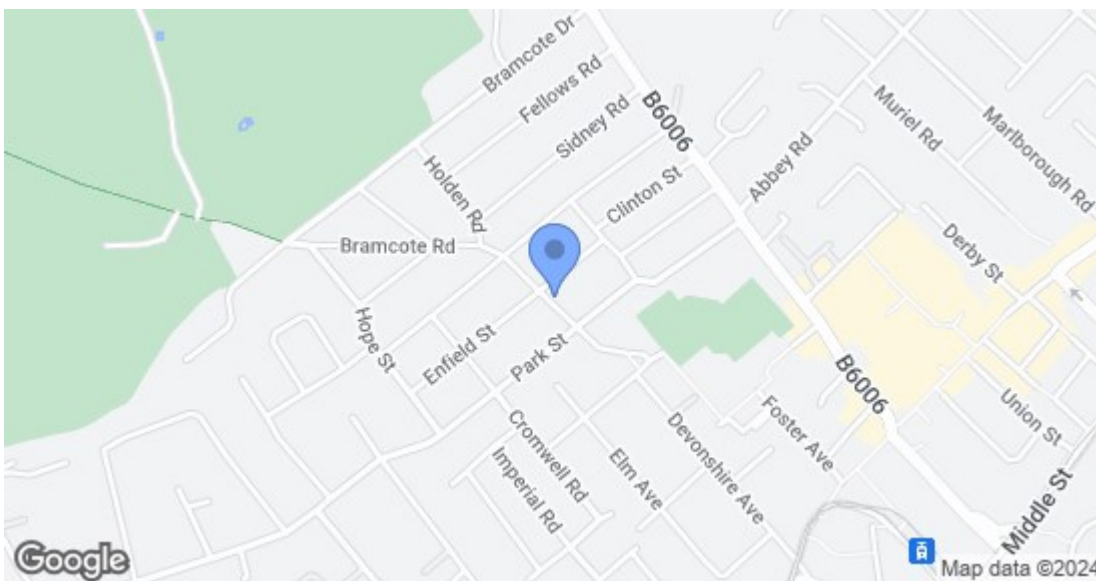


1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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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