



Kenilworth Road
Beeston, Nottingham NG9 2HX

Offers Around £260,000

An extended mock Tudor style three bedroom semi-detached house.

0115 922 0888



An extended mock Tudor style three bedroom semi-detached house.

Benefiting from a pitched roof extension to the rear providing a kitchen/diner and a larger lounge, this versatile house enjoys a desirable location tucked away at the head of a peaceful cul-de-sac.

In brief the internal accommodation comprises: Entrance hallway, sitting room, lounge and kitchen diner to the ground floor and rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a walled and gated driveway to the front and a primarily lawned garden to the rear with hard standing to the side.

Within easy walking distance of Beeston town centre, the QMC and Nottingham University this excellent property is ideal for a family, first time buyer or for an investment.



A recessed porch shelters the UPVC double glazed entrance door.

Entrance Hallway

With radiator, stairs to first floor landing and understairs cupboard.

Sitting Room

12'7" x 10'8" (3.86 x 3.26)

Exposed and varnished floorboards, radiator, fuel effect gas fire with granite style hearth and Adam style mantle.

Lounge

17'2" x 10'6" (5.25 x 3.21)

With UPVC double glazed patio doors leading to the rear garden, radiator and a contemporary electric fire with Adam style surround.

Kitchen/Diner

14'2" x 11'3" narrowing to 5'7" (4.33 x 3.44 narrowing to 1.71)

With fitted wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, concealed Worcester boiler, tiled flooring, UPVC double glazed window and door to the exterior, radiator and useful understairs cupboard with UPVC double glazed window.

First Floor Landing

With UPVC double glazed window and loft hatch.

Bedroom One

12'8" x 10'6" (3.87 x 3.21)

With UPVC double glazed bay window and radiator.

Bedroom Two

10'7" x 10'7" (3.25 x 3.23)

With UPVC double glazed window and radiator.

Bedroom Three

7'10" x 5'11" (2.39 x 1.81)

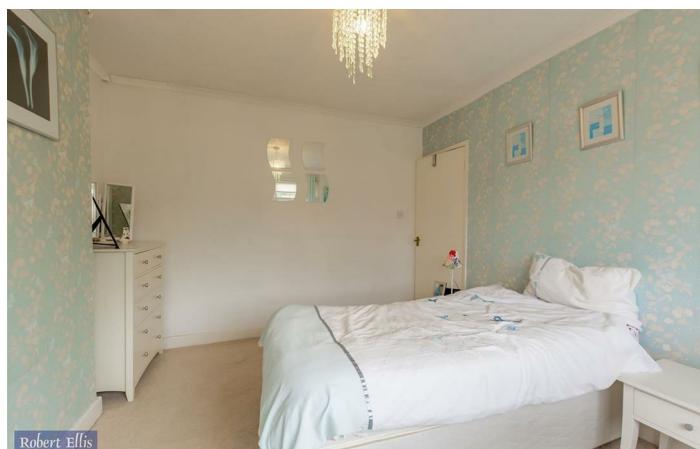
With UPVC double glazed window and radiator.

Bathroom

Incorporating a three piece suite comprising pedestal wash hand basin, bath with shower over, WC, part tiled walls, UPVC double glazed window and radiator.

Outside

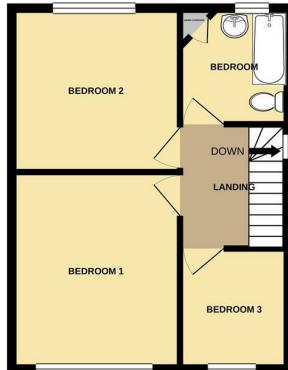
To the front the property has a walled and gated driveway providing car standing with further gated access leading along the side of the property. To the side the property has hard standing and a timber shed and to the rear there are steps into the garden which is laid to lawn with established shrubs.



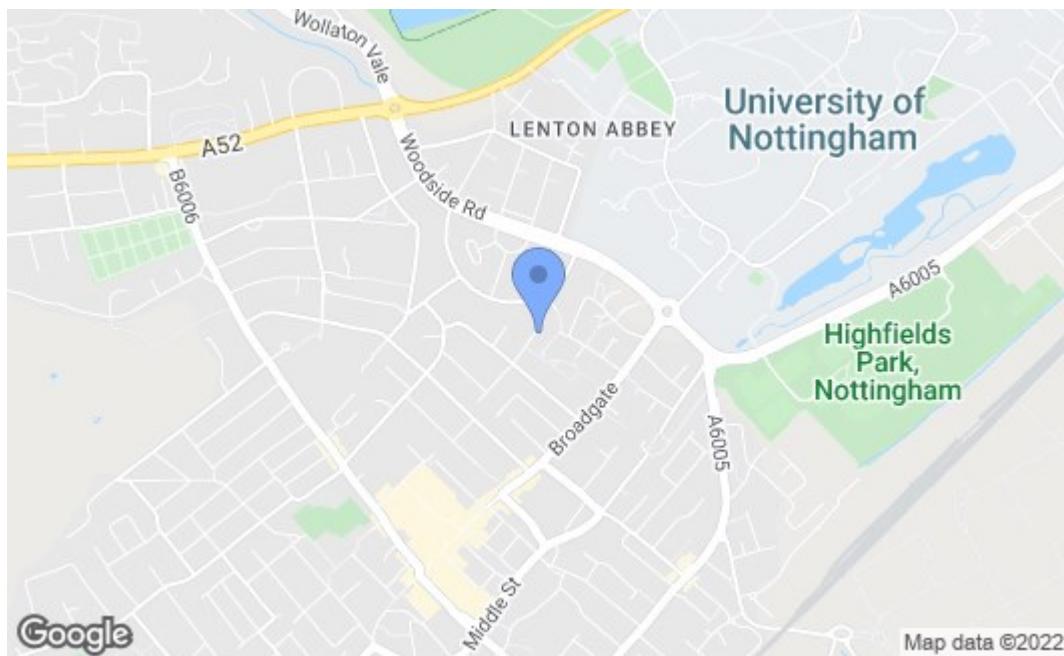
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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 inaccuracy. Prospective buyers should not rely on the floorplan and should make their own measurements. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	62
(55-68)	D	
(39-54)	E	
(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.