



Gloucester Avenue,  
Beeston, Nottingham  
NG9 1HE

**£215,000 Freehold**





A well proportioned three bedroom mid terraced house.

Situated in this popular and convenient residential location, well placed for a range of shops and local amenities including schools, transport links and Beeston town centre.

The property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises entrance hall, lounge and kitchen diner to the ground floor with three good size bedrooms and a bathroom to the first floor.

Outside, the property benefits from a gravelled frontage and a private and enclosed primarily gravelled rear garden with a paved patio.

Offered to the market with the benefit of being in a ready to move into condition and NO UPWARD CHAIN. An early internal viewing comes highly recommended.



### Entrance Hall

uPVC double glazed front door, radiator, stairs to the first floor and door to the lounge.

### Lounge

11'3" x 11'1" (3.43 x 3.4)

Carpeted reception room with electric fire with a granite Adam-style mantel, uPVC double glazed window to the front, radiator and door to the kitchen diner.

### Kitchen Diner

14'3" x 12'3" (4.36 x 3.74)

Range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob, aluminium splashback and extractor fan over, laminate flooring, space for fridge/freezer, plumbing for washing machine, useful understairs storage cupboard, radiator and uPVC double glazed door and two uPVC double glazed windows to the rear.

### Landing

With loft hatch and doors to the bathroom and three bedrooms.

### Bedroom 1

11'1" x 10'9" (3.4 x 3.3)

Carpeted double bedroom with uPVC double glazed window to the front and radiator.

### Bedroom 2

12'2" x 8'10" (3.73 x 2.7)

Carpeted double bedroom with uPVC double glazed window to the rear and radiator.

### Bedroom 3

9'4" x 7'1" (2.86 x 2.17)

Carpeted bedroom with uPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three piece suite comprising panel bath with electric shower over, wall mounted wash hand basin, WC, tiled splashbacks, laminate flooring, radiator and uPVC double glazed window to the front.

### Outside

The property benefits from a gravelled frontage and a private and enclosed primarily gravelled rear garden with a paved patio.

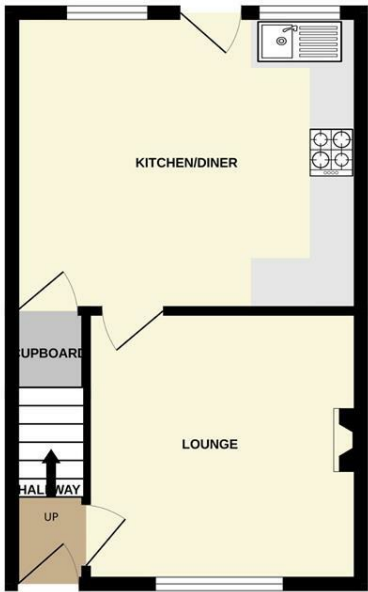
### Agents Note

The lounge photo has virtual staging to give an impression of how to furnish this room.

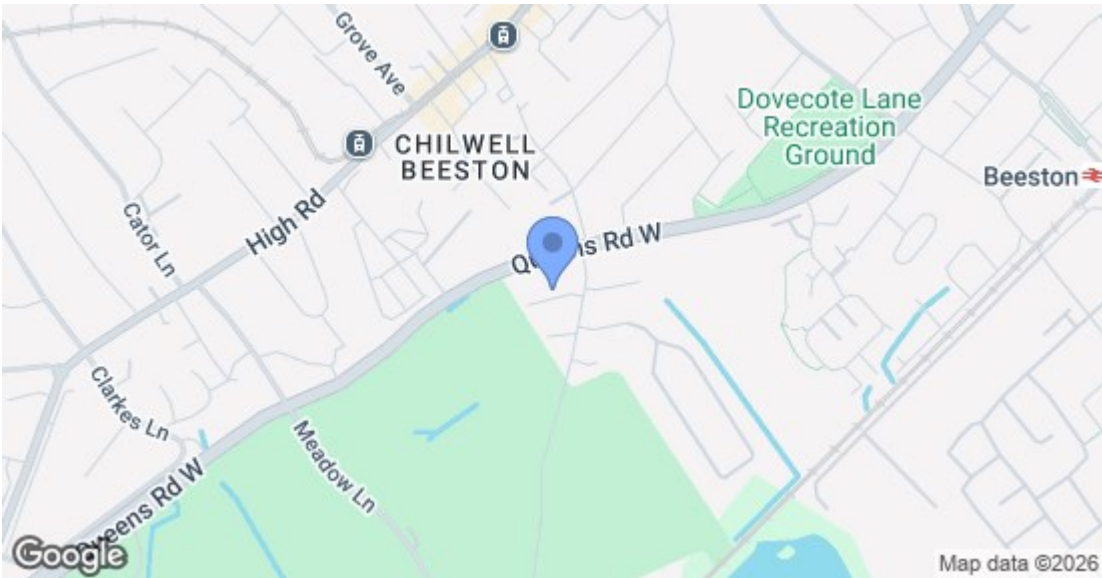




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 89        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 67        |
| (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 <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.