



Trevor Road,  
Beeston, Nottingham  
NG9 1GR

**Guide Price £125,000  
Freehold**

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A two double bedroom semi-detached house with off road parking and a garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and Beeston town centre, this fantastic property is considered a rare opportunity for those looking for a project.

In brief, the internal accommodation comprises: Porch, entrance hall, lounge, dining room and kitchen to the ground floor with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property you will find a small gravelled garden with stocked borders, mature trees and shrubs and side access leading to the enclosed rear garden where you will find a concrete patio and driveway, a gravelled area with mature trees and shrubs, stocked borders, a useful storage shed, garage and fenced boundaries.

Offered to the market in need of upgrading and modernising, an early internal viewing comes highly recommended.



## Porch

With UPVC double glazed front door, UPVC double glazed windows around, tiled flooring and door with flanking window to the entrance hall.

## Entrance Hallway

With stairs to the first floor, radiator and doors to the kitchen and lounge.

## Lounge

12'8" x 11'5" (3.87 x 3.50)

With UPVC double glazed bay window to the front, gas fire with tiled surround, radiator and sliding doors with flanking windows to the dining room.

## Dining Room

12'7" x 8'11" (3.85 x 2.73)

With two radiators and UPVC double glazed sliding patio doors to the rear.

## Kitchen

9'1" x 5'11" (2.77 x 1.82)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge, plumbing for a washing machine, tiled flooring and walls, double glazed window to the side, wall mounted combination boiler, pantry and door to the rear entrance.

## Rear Entrance

With tiled flooring, useful storage cupboard and door to the garden.

## First Floor Landing

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

## Bedroom One

14'11" x 11'3" (4.56 x 3.43)

Carpeted room with built in wardrobes, two UPVC double glazed windows to the front and radiator.

## Bedroom Two

12'7" x 9'1" (3.86 x 2.79)

Carpeted room with built in wardrobes, UPVC double glazed window to the rear and radiator.

## Bathroom

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

## Outside

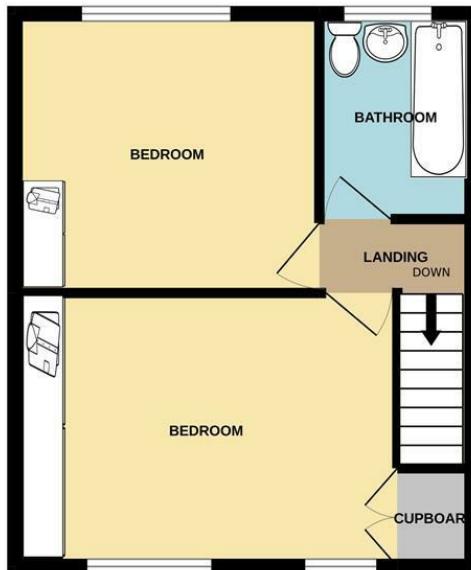
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GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to insure 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		
(81-91) B		
(69-80) C		
(55-68) D	57	74
(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	

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