



Hassocks Close,  
Beeston, Nottingham  
NG9 2GH

**£155,000 Leasehold**



A two bedroom ground floor flat.

Occupying an enviable position within easy reach of a range of local shops and amenities including transport links, Nottingham University and The Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: Entrance hallway, two good sized bedrooms, bathroom and an open plan kitchen/living/diner.

Outside the property benefits from a designated parking space and communal gardens in a private gated complex.

With UPVC double glazing through and having been re-decorated, an early internal viewing comes highly recommended in order to be fully appreciated.



A communal entrance hall leads to the front door.

#### Entrance Hall

With laminate flooring, useful storage cupboard housing the hot water cylinder, radiator and doors to the kitchen/living/diner, two bedroom and bathroom.

#### Bathroom

Incorporating a three piece suite comprising panelled bath with mains shower over, WC, pedestal wash hand basin, tiled flooring and splashbacks, heated towel rail, electric shaver point and extractor fan.

#### Bedroom One

10'4" x 8'1" (3.17 x 2.47)

With fitted wardrobes, laminate flooring, UPVC double glazed window to the front and radiator.

#### Bedroom Two

11'1" x 6'11" (3.4 x 2.12)

With laminate flooring, UPVC double glazed French doors with flanking windows to the front and radiator.

#### Kitchen/Living/Diner

18'4" reducing to 11'2" x 18'1" reducing to 10'4" (5.61 reducing to 3.41 x 5.52 reducing to 3.16)

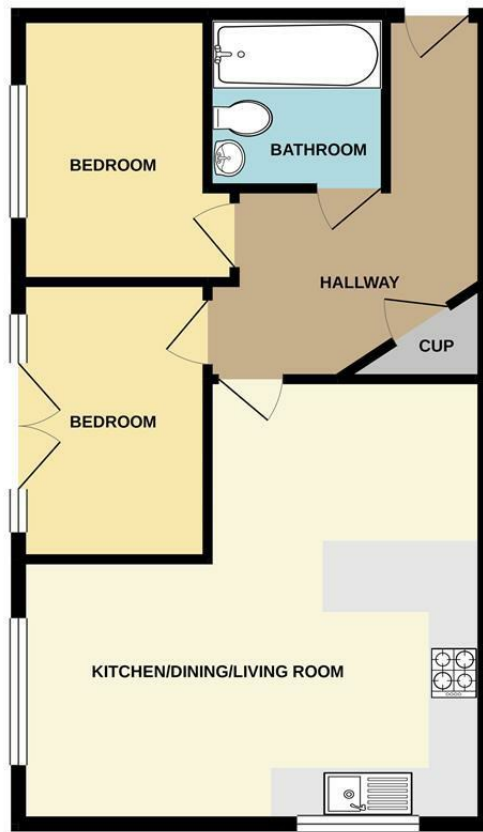
With laminate flooring, two UPVC double glazed windows, two radiators, space for a living area and dining table and a range of modern wall, base and drawer units, electric oven with gas hob with aluminium splashback and air filter over, plumbing for a washing machine, one and a half bowl sink with drainer and mixer tap and space for a fridge freezer.

#### Outside

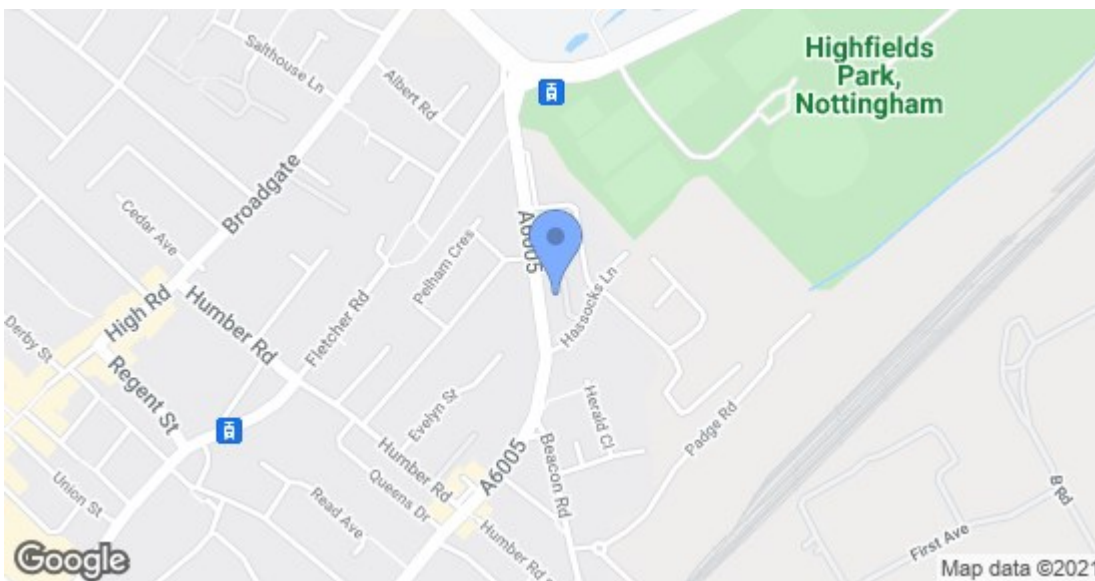
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## GROUND FLOOR



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			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(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	

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