



Grace Avenue,  
Beeston, Nottingham  
NG9 2BX

**£170,000 Freehold**



A traditionally styled and constructed two bedroom mid-terrace house.

Offered to the market with the benefit of chain free vacant possession, this is an excellent investment opportunity tucked away in a central Beeston location.

In brief, the internal accommodation comprises: Sitting room, kitchen, rear hallway and bathroom to the ground floor, rising to the first floor are two bedrooms.

Outside the property has a garden to the rear with a yard area, lawn and shrubs.

Within easy walking distance of Beeston train station and the NET tram as well as being ideally placed for Beeston town centre which offers a variety of shops and services.



### Sitting Room

13'7" x 12'1" (4.15 x 3.69)

A composite entrance door leads to sitting room with UPVC double glazed window, radiator and fitted cupboard.

### Kitchen/Diner

12'2" decreasing to 5'2" x 10'7" (3.71 decreasing to 1.60 x 3.24)

With fitted wall and base units, worksurfaces with tiled splashbacks, inset gas hob with air filter above and electric oven below, single sink and drainer with mixer tap, plumbing for a washing machine, radiator and UPVC double glazed window.

### Rear Hallway

With stairs to first floor landing, storage cupboard and door to the exterior.

### Bathroom

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

### First Floor Landing

#### Bedroom One

13'6" x 12'2" (4.14 x 3.71)

With UPVC double glazed window, radiator and fitted wardrobe.

#### Bedroom Two

With UPVC double glazed window, radiator, exposed and varnished floorboards and cupboard housing the Worcester boiler.

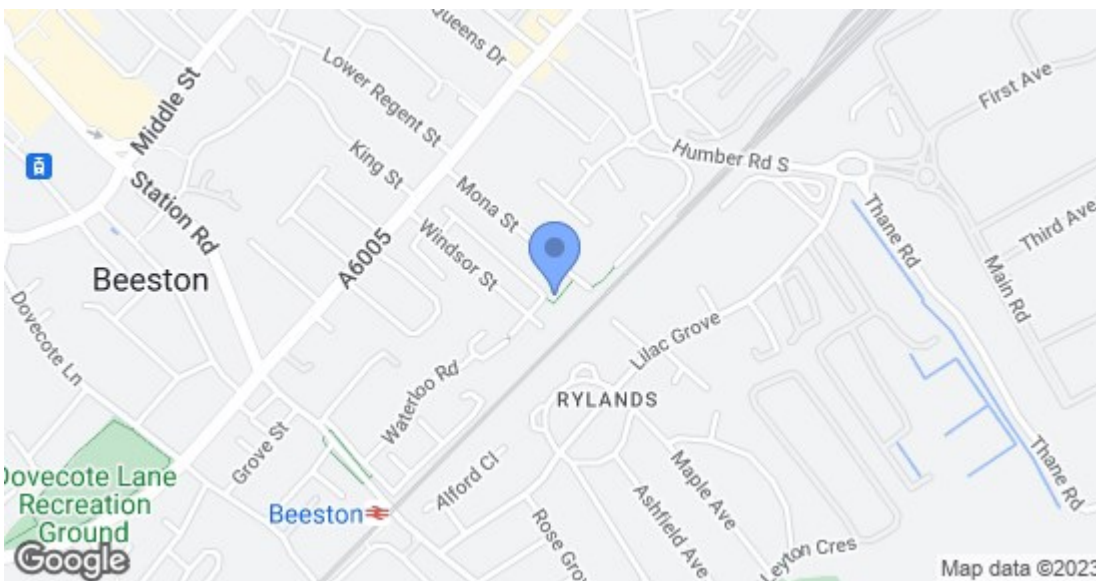
### Outside

To the rear the property has an enclosed garden with a yard area, lawn and stocked borders.





Whilst every attempt has been made to ensure the accuracy of the floorplan (combined floor, measurements of areas, volumes, rooms and any other items for information and/or convenience) to those for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any investment purchase. The accuracy, contents and appearance shown here are not intended and no guarantee will be given. Made with Metaplan (2022) in green.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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	

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.