



Newton Street,  
Beeston, Nottingham  
NG9 1FL

**£257,500 Freehold**



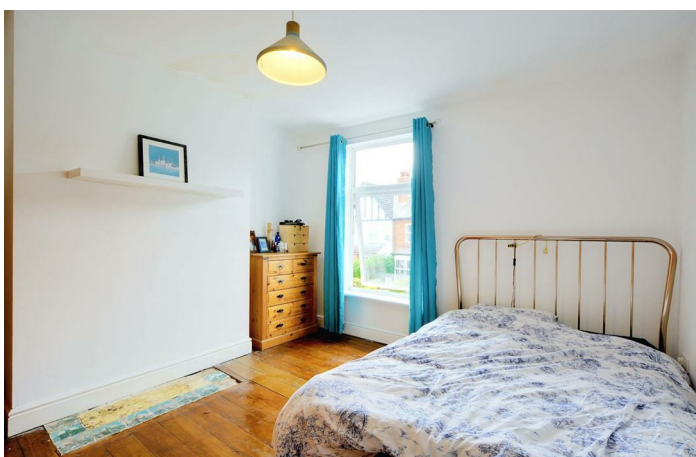
AN IMMACULATELY PRESENTED AND WELL PROPORTIONED TWO-BEDROOM END TERRACE HOUSE.

Situated in this sought after and convenient residential location within walking distance of a range of local shops and amenities including schools, transport links, Beeston town centre and Nottingham University this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; lounge, open plan and extended kitchen diner and WC to the ground floor with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a small low maintenance garden and gated side access leading to the rear garden which includes a patio with lawn beyond and a useful storage shed.

Having upgraded and renovated throughout by the current vendor including a kitchen extension, new kitchen and new bathroom this great property is well worthy of an early internal viewing in order to be fully appreciated.



### Lounge

11'11" x 11'8" (3.64m x 3.57)

With UPVC double glazed front door, UPVC double glazed window to front, radiator, open coal fire with tiled hearth and Adams style mantle and a door into the inner hallway.

### Inner Hallway

With stairs to the first floor and kitchen/diner

### Open Plan Kitchen/Diner

26'2" x 11'8" (7.98m x 3.57m)

This extended and open plan space includes a range of modern base and drawer units, work surfaces, integrated sink with mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, integrated fridge/freezer and dishwasher, tiled flooring and splashbacks, two Velux windows, spot lights, exposed brick chimney breast with space for a fire place, two radiators, useful under stair storage cupboard, UPVC double glazed French doors to the rear and door to the WC.

### WC

With a WC, wash hand basin inset to vanity unit, plumbing for washing machine and tumble dryer, wall mounted Main combination boiler, UPVC double glazed window to rear and tiled flooring.

### First Floor Landing

UPVC double glazed window to side, loft hatch, radiator and door to the bathroom and two bedrooms.

### Bedroom one

12'1" x 11'9" (3.69m x 3.59m )

With UPVC double glazed window to front and radiator.

### Bedroom Two

9'5" x 8'5" (2.88m x 2.59)

With UPVC double glazed window to the rear and radiator.

### Bathroom

9'9" x 5'4" (2.99m x 1.64m )

Incorporating a four piece suite comprising; roll top bath, walk in shower, wash hand basin inset into vanity unit, WC,

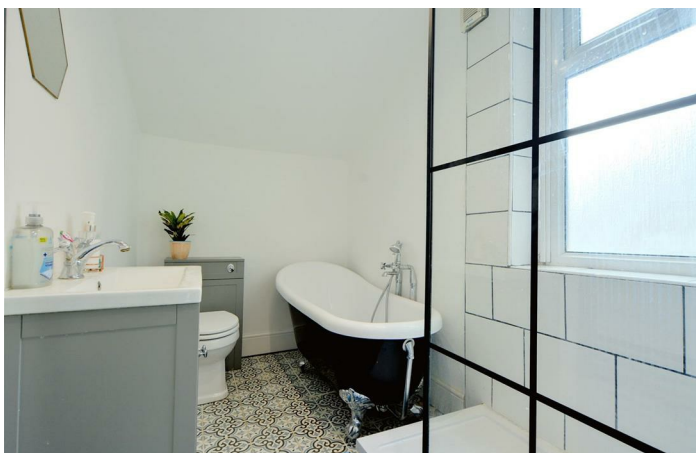
tiled flooring and splashbacks, heated towel rail, UPVC double glazed window to the side, spot lights and extractor fan.

### Outside

To the front of the property you will find a small low maintenance garden and gated side access leading to the rear garden which includes a patio with lawn beyond and a useful storage shed.

### Council Tax Band

Broxtowe Borough Council Band A





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