



Beaumont Square,  
Wollaton, Nottingham  
NG8 2HA

**£240,000 Freehold**

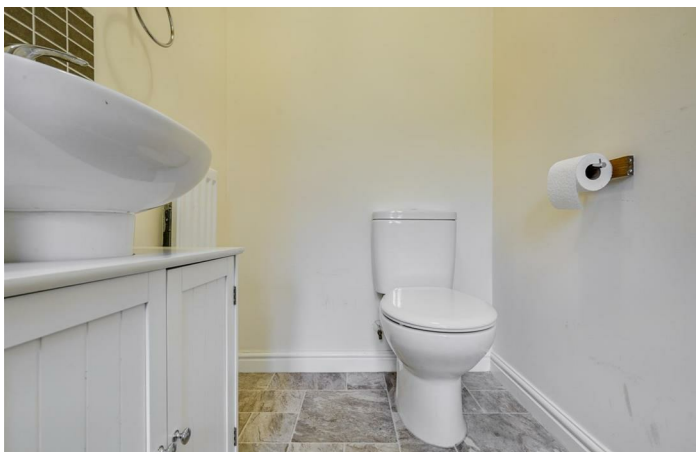


Nestled in the charming area of Beaumont Square, Wollaton, Nottingham, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a versatile area that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features two well-appointed bathrooms, ensuring convenience for all residents. The layout is designed to maximise both space and functionality, making it an ideal choice for those seeking a welcoming home.

Additionally, the property includes parking, a valuable asset in this desirable location. Beaumont Square is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks, making it a perfect setting for family life.

This house is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

With a double glazed entrance door, radiator, and doors to the lounge and WC.

### WC

Fitted with a WC, pedestal wash-hand basin, tiled splashback, vinyl flooring, radiator, and extractor fan.

### Lounge

16'7" x 10'11" (5.06m x 3.35m )

Laminate flooring, UPVC double glazed window to the front, two radiators, stairs to the first floor, useful storage cupboard, and door to the kitchen diner.

### Kitchen Diner

15'3" x 8'7" (4.66m x 2.63m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, space for a fridge freezer and washing machine, vinyl flooring, radiator, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear.

### First Floor Landing

Airing cupboard housing the hot water cylinder, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

13'3" x 9'2" (4.06m x 2.81m )

A carpeted double bedroom with two UPVC double glazed windows to the front, radiator, fitted wardrobes and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled splashbacks, Vinyl flooring, radiator, electric shaver point, and extractor fan.

### Bedroom Two

8'11" x 8'2" (2.72m x 2.5m )

A carpeted bedroom with UPVC double glazed window to the rear, and radiator.

### Bedroom Three

7'11" x 6'11" (2.43m x 2.11m )

A carpeted bedroom with UPVC double glazed window to the rear, and radiator.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, vinyl flooring, radiator, and extractor fan.

### Outside

To the front of the property you will find a tarmac driveway, offering car standing for two vehicles, and gates access to the rear garden, where you will find a small patio overlooking the lawn beyond, and a useful storage shed, and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

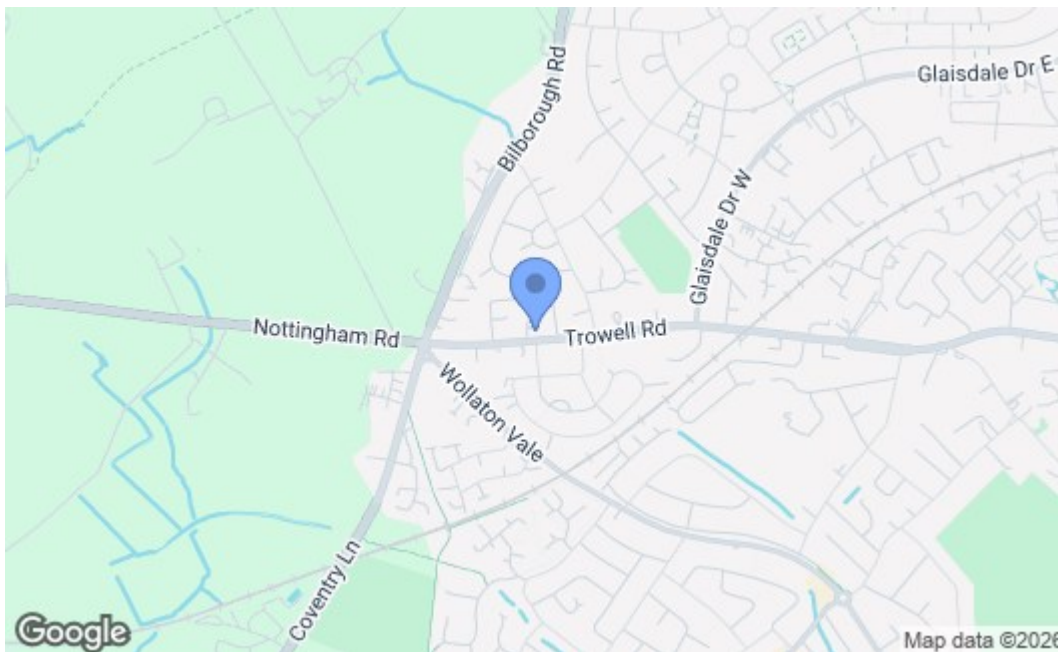
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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.