



Farfield Avenue,  
Beeston, Nottingham  
NG9 2PU

**£270,000 Freehold**



Located on Farfield Avenue in Beeston, Nottingham, this delightful semi-detached house presents an excellent opportunity for families, professionals and first time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, making it a wonderful place to create lasting memories.

One of the standout features of this property is the parking provision, with an enclosed driveway and garage , which is a significant advantage in this desirable area. The location itself is a true gem, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Farfield Avenue is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood in Nottingham. With its spacious bedrooms, inviting reception area, and convenient parking, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

UPVC double glazed entrance door, laminate flooring, radiator, UPVC double glazed window to the front, stairs to the first floor and doors to the WC, kitchen and lounge.

### Lounge

15'11" x 11'9" (4.87m x 3.6m )

Laminate flooring, UPVC double glazed window to the front, gas fire with Adam style mantle, and UPVC double glazed French doors to the rear.

### Kitchen

14'5" x 9'6" (4.4m x 2.9m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated double electric oven with inset gas hob above and extractor fan over, plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled splashbacks, laminate flooring, radiator, UPVC double glazed window to the rear, and UPVC double glazed door to the side.

### WC

Fitted with a WC, wall mounted wash-hand basin, laminate flooring, radiator, UPVC double glazed window to the front.

### First Floor Landing

UPVC double glazed window to the front, loft hatch and doors to the shower room and three bedrooms.

### Bedroom One

11'7" x 9'6" (3.55m x 2.92m )

A carpeted double bedroom with fitted wardrobes, radiator, and UPVC double glazed window to the side.

### Bedroom Two

10'11" x 8'3" (3.35m x 2.52m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and useful storage cupboard housing the combination boiler.

### Bedroom Three

7'11" x 7'6" (2.42m x 2.3m )

Laminate flooring, UPVC double glazed window to the front and radiator.

### Shower Room

Incorporating a three piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring, heated towel rail and UPVC double glazed window to the side.

### Outside

The property sits on a corner plot with a lawned garden to the front, with a range of mature shrubs and gated access leading to an Indian sandstone patio to the side and rear, stocked beds, a concrete driveway with the garage beyond 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

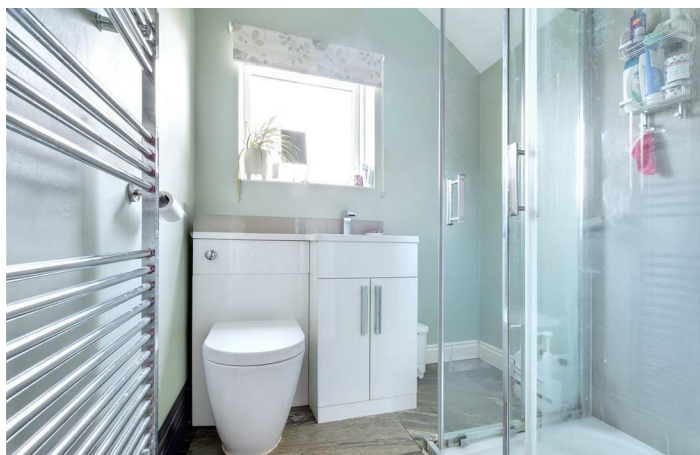
Accessibility/Adaptions: None

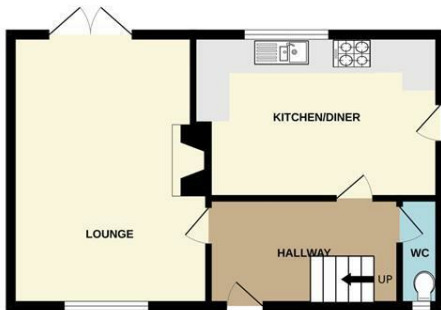
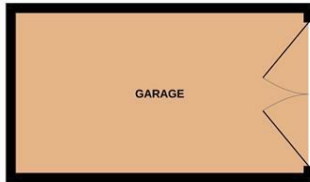
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

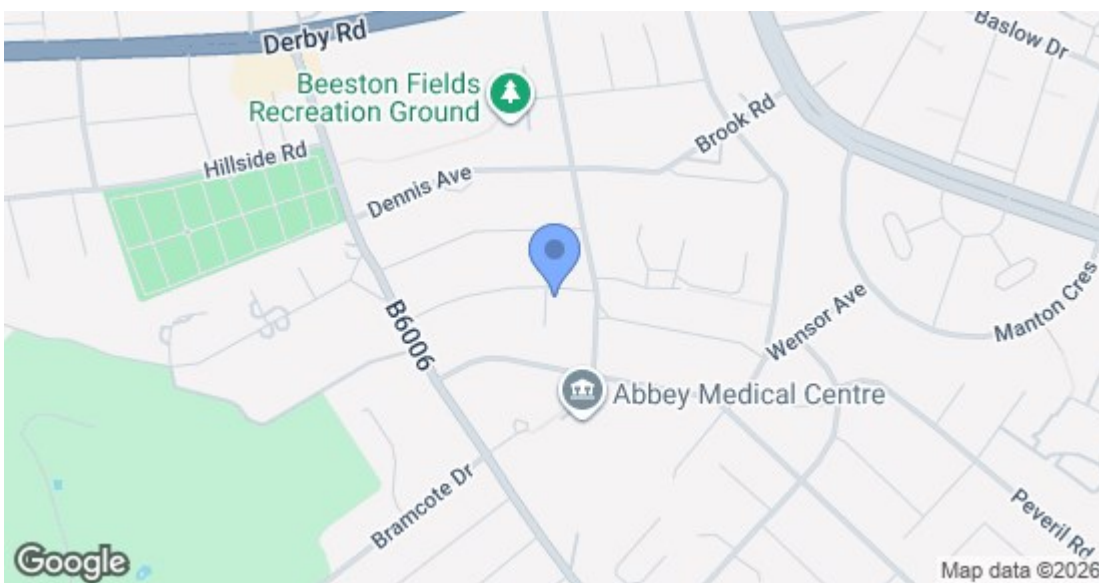
### Disclaimer

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.





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.



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		
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		
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