



Templar Road,  
Beeston, Nottingham  
NG9 2DX

**£95,000 Leasehold**





A one double bedroom second floor flat.

Situated in this popular and convenient residential location within walking distance of a variety of local shops and amenities including Beeston town centre, Nottingham University, Boots Head Office and transport links such as the NET tram. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors to upgrade and modernise to suit their own personal needs and requirements.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, double bedroom and bathroom.

To the front of the property you will find a good sized and useful storage unit and on street parking.

Offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended.



### Entrance Hallway

With a front door, loft hatch, tiled flooring, useful storage cupboard and doors to the bedroom, bathroom and lounge/diner.

### Lounge/Diner

15'5" x 11'4" (4.7 x 3.47)

With UPVC double glazed window, storage heater and door to the kitchen.

### Kitchen

11'8" x 5'8" (3.58 x 1.75)

With a range of base and drawer units, worksurfaces, sink with drainer, tiled splashbacks, space for a cooker, fridge freezer and washing machine, UPVC double glazed window and tiled flooring.

### Bedroom

13'1" x 10'2" (4.00 x 3.11)

With tiled flooring, UPVC double glazed window, storage heater and built in wardrobe.

### Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, wall mounted wash hand basin, WC, tiled flooring and splashbacks, UPVC double glazed window and airing cupboard housing the hot water cylinder.

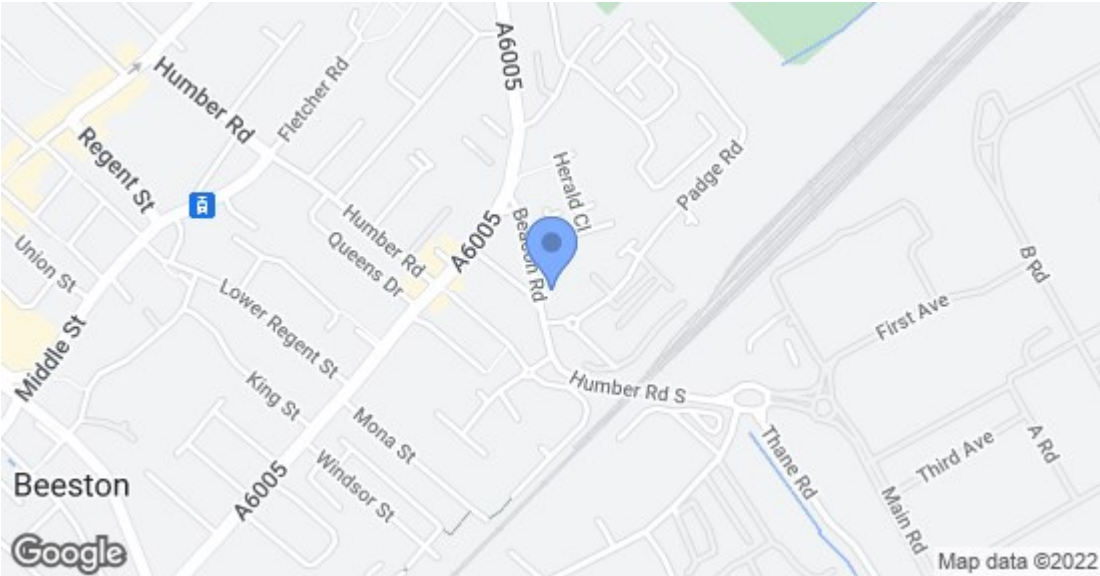
### Outside

To the front of the property you will find a good sized and useful storage unit and on street parking.

### Brick Built Storage Unit

4'10" x 4'2" (1.48 x 1.29)





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		
England & Wales 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.