



**Autumn Way**  
**Beeston, Nottingham NG9 2JW**

**£325,000 Freehold**

A well presented three bedroom semi-detached house finished to a high specification throughout.



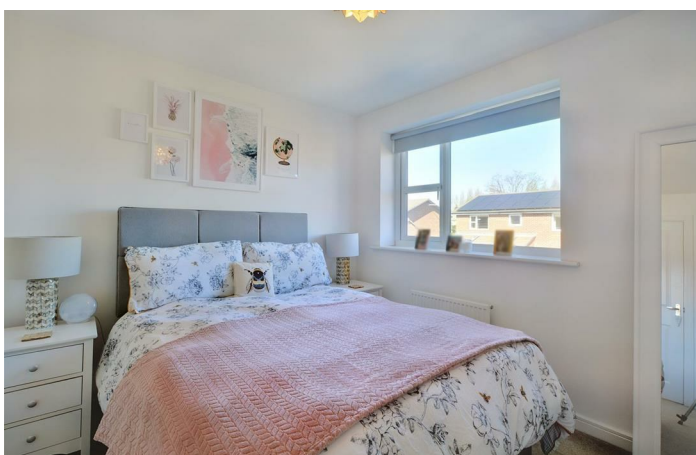
A very well presented three bedroom semi detached house situated in a popular and convenient location. An ideal opportunity for a range of potential purchasers including first time buyers, young professionals or investors looking to add to their portfolio.

The property is located within easy reach of a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There are bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, living room, open plan kitchen/diner and WC to the ground floor. Rising to the first floor are three bedrooms, master bedroom with en-suite and a family bathroom.

To the front the property has a small garden with parking for multiple vehicles. Gated side access leads to the enclosed rear garden which is primarily lawned with a paved seating area and fenced boundaries.

With the benefit of double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



### Entrance Hallway

A double glazed door leads through to a tiled entrance space with radiator.

### Living Room

11'3" x 13'11" (3.445 x 4.262)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Open Plan Kitchen/Diner

14'10" x 10'9" (4.540 x 3.284)

With a range of wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Integrated electric oven, gas hob, fridge/freezer, dishwasher and washer dryer. Wall mounted combination boiler. Access to the pantry cupboard. UPVC double glazed window and French doors to the rear garden.

### WC

With wash hand basin and WC.

### First Floor Landing

With access to the loft hatch.

### Bedroom One

10'2" x 10'11" (3.112 x 3.352)

Carpeted room with radiator, fitted wardrobe and UPVC double glazed window to the rear aspect.

### En-Suite

Incorporating a three piece suite comprising walk in mains powered shower, wash hand basin and WC

### Bedroom Two

7'4" x 10'2" (2.244 x 3.116)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

7'3" x 9'8" (2.219 x 2.968)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

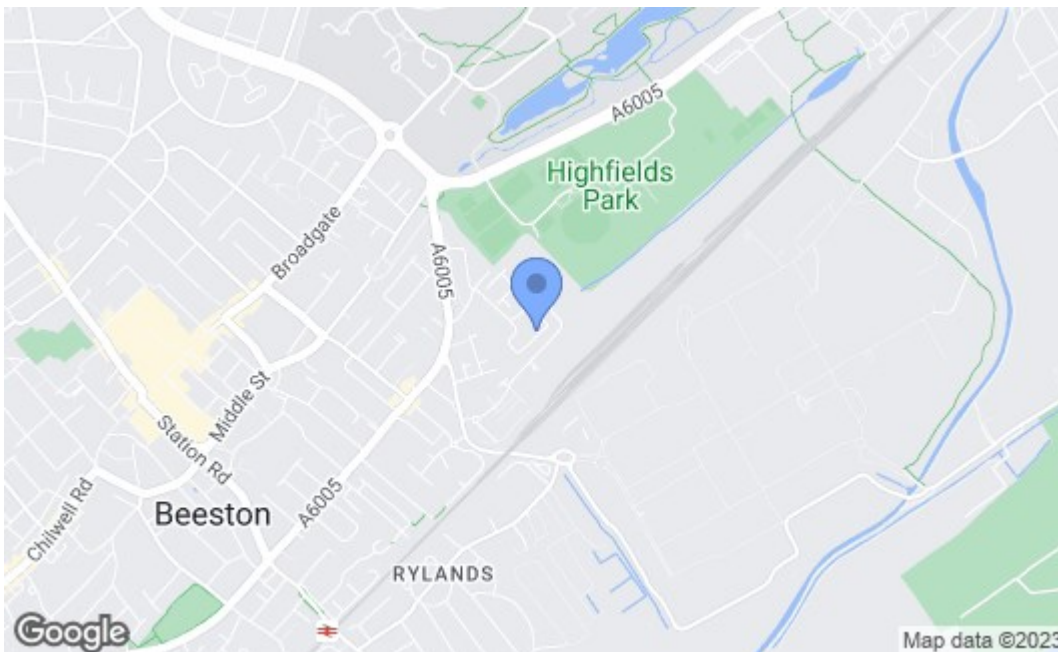
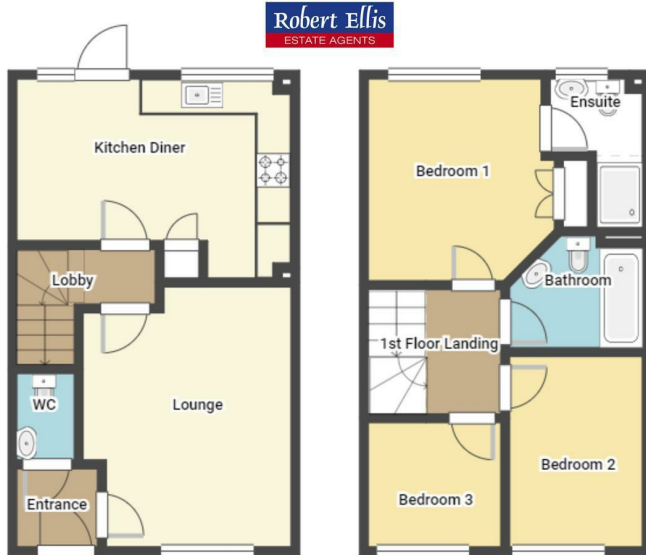
### Bathroom

Incorporating a three piece suite comprising bath with electric powered shower above and glass shower screen, wash hand basin and WC.

### Outside

To the front the property has a small garden with parking for multiple vehicles. Gated side access leads to the enclosed rear garden which is primarily lawned with a paved seating area and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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.