



Appleton Road,  
Beeston, Nottingham  
NG9 1NE

**£250,000 Freehold**



A well maintained two bedroom, semi detached property with the advantage of no upward chain.

Situated just a short walk to the high street, and Beeston Marina, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, kitchen, living room, dining room and bathroom. Then rising to the first floor are two double bedrooms, this was previously three bedrooms and could easily be converted back.

Outside the property to the front is a block paved driveway with gated side access to the rear. Here is a well presented garden with mature shrubs and seating area.

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



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Kitchen

9'4" x 8'3" (2.87m x 2.54m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink, inset electric hob with extractor fan above and integrated electric oven and fridge, space and plumbing for washing, UPVC double glazed window to the front aspect and door to the side passage.

### Living Room

16'1" x 10'11" (4.91m x 3.33m )

Laminate flooring, with radiator, gas fire and UPVC double glazed sliding door to the second reception room.

### Dining Room

12'5" x 9'6" (3.81m x 2.91m )

Laminate flooring, with UPVC windows to the rear aspect and French doors to the garden.

### Bathroom

Incorporating a three piece suite to include a walk in mains powered shower, wash hand basin and low flush WC, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

16'0" x 13'10" (4.88m x 4.23m )

This was traditionally two bedrooms and could easily be converted back if required. carpet flooring, with radiator, two UPVC double glazed window to the front aspect and fitted wardrobes.

### Bedroom Two

13'9" x 8'9" (4.20m x 2.69m )

A carpeted room, with radiator, UPVC double glazed window to rear aspect and fitted wardrobes.

### Outside

The front is a block paved driveway with ample off street parking for multiple cars and gated side access to the rear. This is well maintained with a paved seating area, mature shrubs and a brick built outhouse, with power.

### Outhouse

Wooden door to the side, power points, currently housing freestanding appliances including tumble dryer and freezer.

### Garage

With front opening doors.

### 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

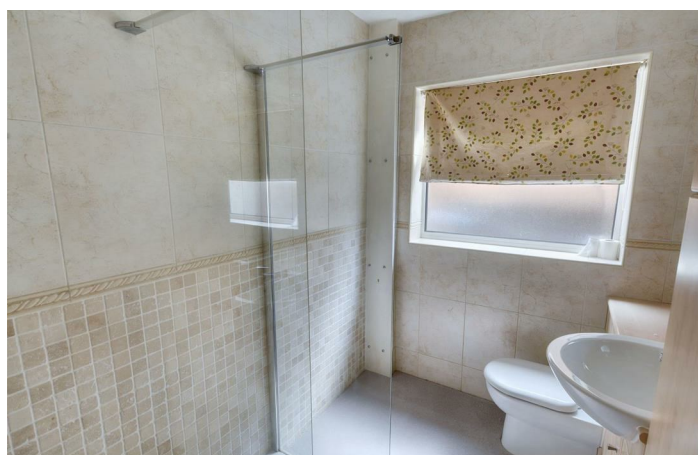
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

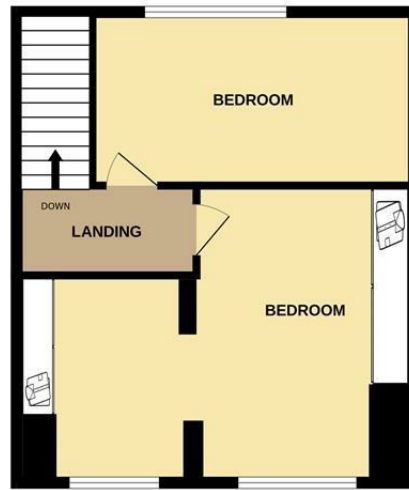
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GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

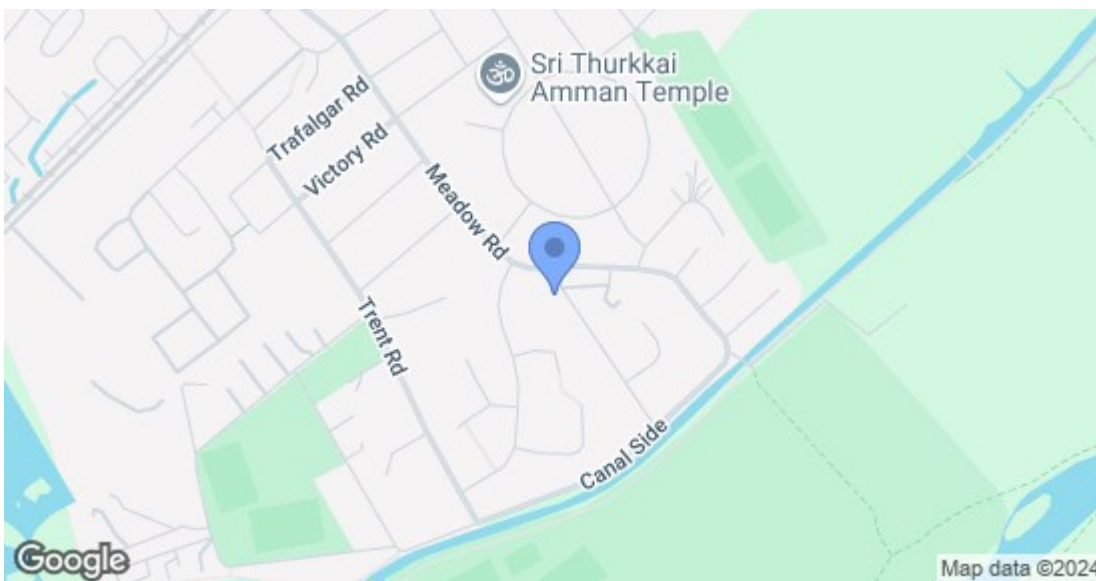


1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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