



Eaton Close,  
Beeston, Nottingham  
NG9 2WB

**£170,000 Leasehold**





A three bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, The University of Nottingham, The Queens Medical Centre and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge and kitchen diner to the ground floor with three bedrooms and a family bathroom to first floor.

To the front of the property you will find a designated parking space with additional visitors parking spaces, a useful storage cupboard and gated access to the low maintenance rear garden which includes two patios, gravelled area and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, along with chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.





### Entrance Hall

UPVC double glazed front door, radiator, stairs to the first floor and door to the lounge

### Lounge

14'8" x 9'11" (4.48m x 3.04m )

A carpeted lounge with UPVC double glazed window to the front, radiator, large under stair storage cupboard and door to the kitchen diner.

### Kitchen Diner

13'2" x 9'11" (4.02m x 3.04m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, space for a fridge freezer and washing machine, radiator, wall mounted Baxi boiler and UPVC double glazed door and window to the rear.

### First Floor Landing

With loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

9'11" x 7'6" (3.04m x 2.29m )

A carpeted double bedroom with UPVC double glazed window to the front, built in wardrobe, radiator and an airing cupboard housing the hot water cylinder.

### Bedroom Two

10'7" x 6'3" (3.25m x 1.93m )

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

### Bedroom Three

7'6" x 6'7" (2.3m x 2.01m )

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, low level WC, laminate flooring, tiled walls, radiator, extractor fan and electric shaver point.

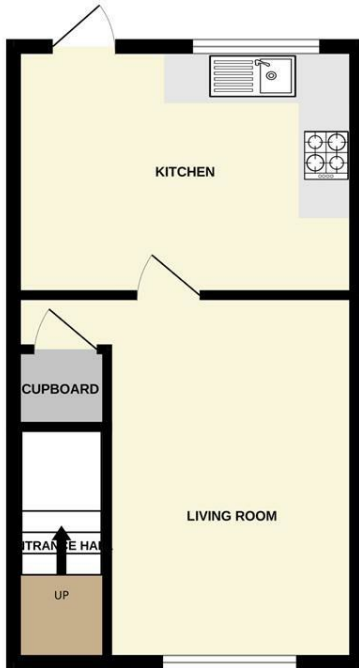
### Outside

To the front of the property you will find a designated parking space with additional visitors parking spaces, a useful storage cupboard and gated access to the low maintenance rear garden which includes two patios, gravelled area and fence boundaries.

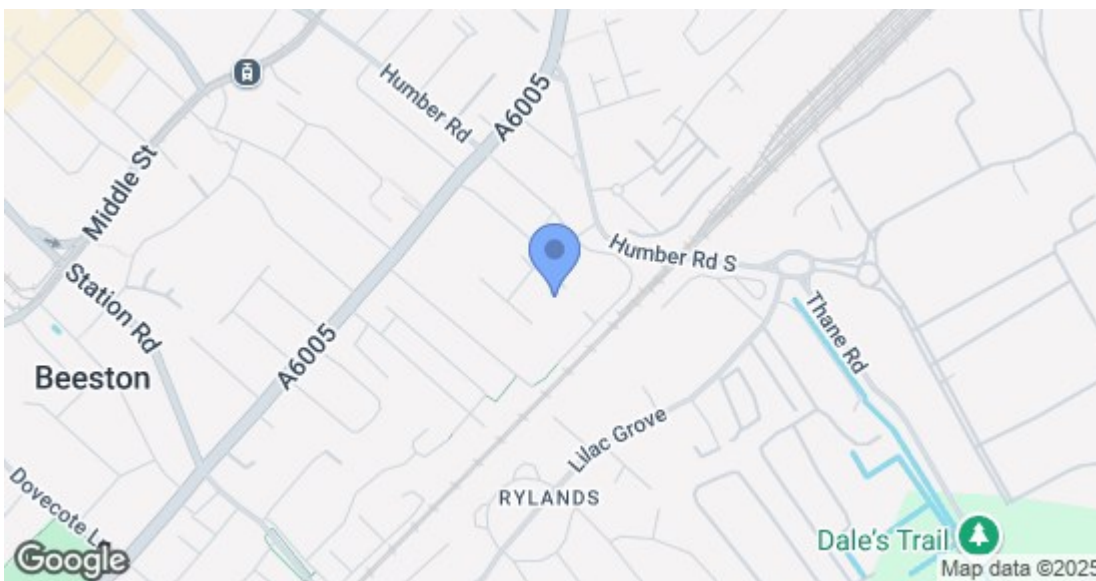




GROUND FLOOR



1ST FLOOR



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			
<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.