



Brook Road,
Beeston, Nottingham
NG9 2RA

£230,000 Freehold



A well presented two bedroom, semi detached property in a sought-after residential location.

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

This great 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 porch, sitting room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and family bathroom.

Outside to the front of the property there is a low maintenance pebbled garden with a paved driveway, EV charging point and gated side access to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, this wonderful property is well worthy of an early internal viewing.



Entrance Porch

Recently added porch with UPVC double glazed door though to tiled entrance porch with radiator.

Entrance Hall

UPVC door through to a carpeted entrance hall.

Sitting Room

13'2" x 11'6" (4.03m x 3.53m)

A carpeted reception room with radiator and UPVC double glazed window to the front aspect.

Kitchen

16'5" x 6'10" (5.02m x 2.09m)

A range of wall and base units with work surface over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer. Walk in pantry with shelving and fittings for washing machine. Wall mounted boiler and UPVC double glazed window and door to the rear garden.

First Floor Landing

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

Bedroom One

13'2" x 10'0" (4.02m x 3.07m)

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

Bedroom Two

9'7" x 8'7" (2.94m x 2.62m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, radiator, extractor fan and UPVC double glazed window to the rear aspect.

Outside

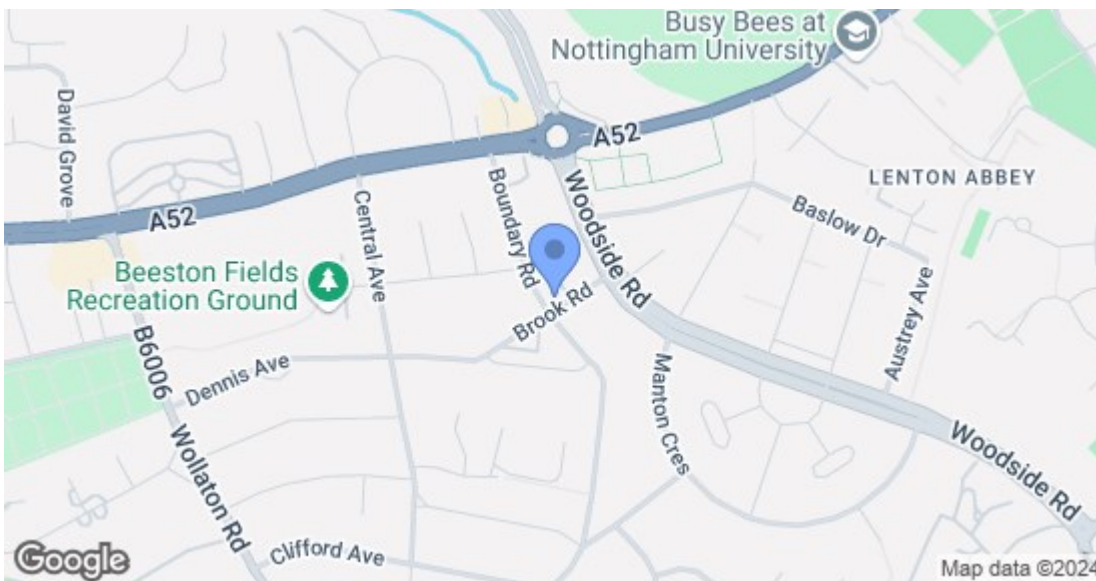
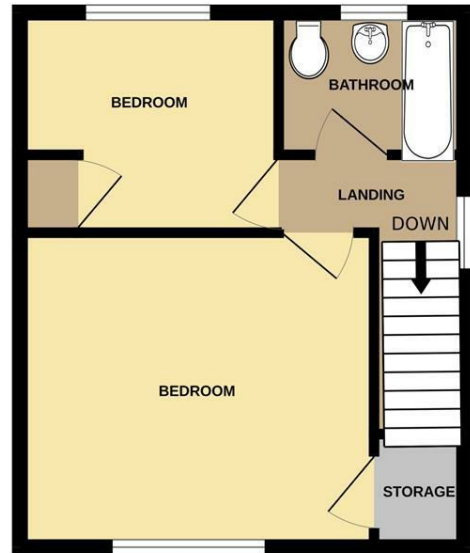
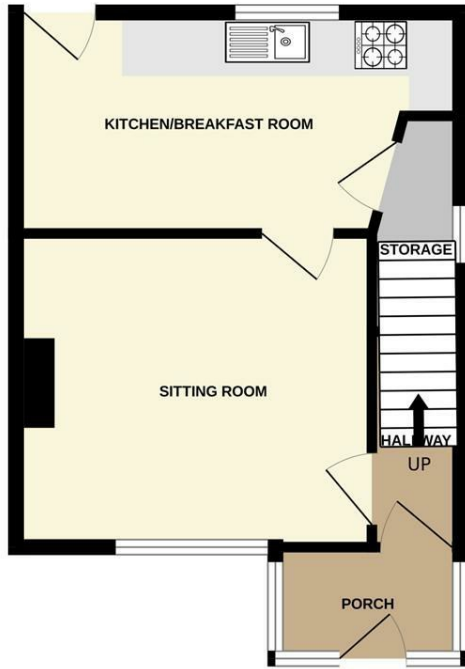
To the front of the property is a low maintenance garden with pebbles, a paved driveway providing off road parking, EV charging point and hedged boundaries. Gated side

access leads to the well maintained private and enclosed rear garden which is mainly laid to lawn and features a flower bed surround, garden shed and fenced boundaries.



GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 63 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.