

Wollaton Road,  
Beeston, Nottingham  
NG9 2NP

**£240,000 Freehold**





A spacious two bedroom end of terrace property within walking distance of Beeston town centre.

Situated just a short walk to the 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; living room and open plan kitchen diner to the ground floor, with access to the cellar. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then enclosed with slate chipping and fenced boundaries. To the very bottom of the garden is a driveway providing off street parking.

Having been well maintained by the current vendors this delightful property is offered to the market with the advantage of numerous upgrades throughout including new rendering to side and back of the house, new brick repointing as well as the addition of a new fuse board, gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



## Living Room

13'9" x 11'5" (4.21m x 3.48m )

UPVC double glazed door through to the living room, this has exposed and varnished floorboards, well placed shelving within the alcoves, a log burner, radiator and UPVC double glazed windows to the front and side aspect with fitted shutters.

## Kitchen Diner

13'10" reducing to 6'0" x 22'8" (4.23m reducing to 1.84m x 6.91m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven, dishwasher and washing machine. Wall mounted boiler, laminate flooring, radiator and UPVC double glazed windows to the rear and side aspect and door to the garden. Access to the cellar.

## First Floor Landing

UPVC double glazed window to the side aspect with radiator.

## Bedroom One

13'11" x 11'5" (4.26m x 3.49m )

A carpeted double bedroom with radiator, UPVC double glazed window to the front aspect and access to built in storage cupboard with loft hatch.

## Bedroom Two

11'5" x 10'11" (3.48m x 3.33m )

A carpeted double bedroom with radiator, fitted wardrobes 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 mains power shower above, and glass shower screen, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

## Outside

To the front of the property is walled frontage with a paved footpath to the door. The rear is enclosed with slate

chippings, a block paved seating area and fenced boundaries. To the vendor bottom of the garden is block paved driveway for off street parking.

## Material Information

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Gas - combination boiler.

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Right and Easements: Change the shared access to the back in 2023

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

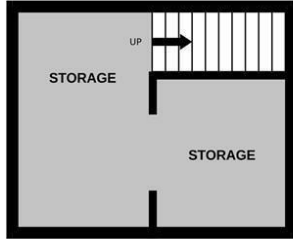
Has the Property Flooded: No

## Disclaimer

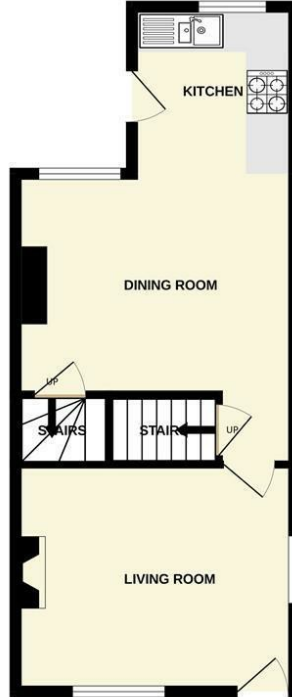
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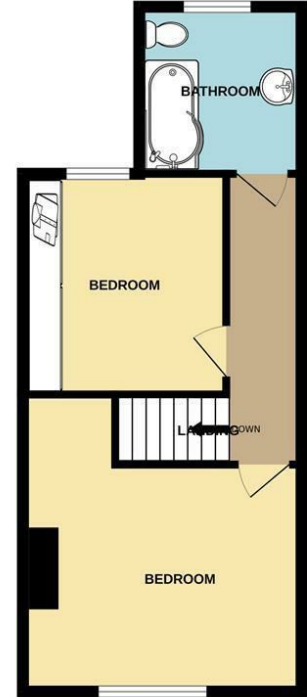
**BASEMENT**  
153 sq.ft. (14.2 sq.m.) approx.



**GROUND FLOOR**  
406 sq.ft. (37.8 sq.m.) approx.



**1ST FLOOR**  
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(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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