

Canal Side,  
Beeston Rylands, Nottingham  
NG9 1LX

**£240,000 Freehold**



A traditionally styled and constructed extended 1930's end-terrace house.

With picturesque views to the front overlooking the canal with playing fields beyond, this well proportioned house with open plan kitchen diner to the rear, will appeal to a variety of potential purchasers including first time buyers, investors and family purchasers.

In brief the internal accommodation comprises; entrance hall, sitting room, kitchen diner, rear hall and bathroom to the ground floor, rising to the first floor are three bedrooms.

Outside the property has a drive to the front and a large primarily lawned garden with patio and to the rear there is an enclosed garden with patio and borders.

Ideally situated for a range of local amenities including; Beeston Canal which provides access to the River Trent and Attenborough Nature Reserve, Beeston Train Station, local shops and schools.



### Entrance Hall

A composite double glazed entrance door, radiator, exposed floor boards and stairs off to first floor landing.

### Sitting Room

14'7" m x 12'4" (4.47m m x 3.76m )

Aluminium double glazed patio doors leading to the front garden, radiator, wall mounted gas fire (any potential buyers should note that the gas has been capped off in the property and it requires a new boiler).

### Kitchen Diner

16'6" x 9'4" (5.05m x 2.86m )

Fitted wall and base units, work surfacing with tiled splashback, Belfast-style sink with mixer tap, inset induction hob with extractor above and electric oven below, plumbing for a washing machine, integrated dishwasher, two UPVC double glazed windows, radiator, under stairs cupboard.

### Rear Hallway

With composite entrance door to the exterior and UPVC double glazed window.

### Bathroom

9'1" x 5'7" (2.78m x 1.72m )

Fitments in white comprising WC, pedestal wash hand basin, P-shaped bath with 'Mira' shower over, part tiled walls, UPVC double glazed window and extractor fan.

### First Floor Landing

UPVC double glazed window, loft hatch and exposed floor boards.

### Bedroom One

12'3" x 11'10" (3.75m x 3.63m )

UPVC double glazed window, radiator, decorative fire place with tiled hearth and recessed wardrobe.

### Bedroom Two

9'3" x 9'2" (2.84m x 2.80m )

UPVC double glazed window, radiator and exposed floorboards.

### Bedroom Three

7'2" x 6'4" (2.20m x 1.94m )

UPVC double glazed window and radiator.

### Outside

To the front the property has a drive and gated access leading to the front garden which is primarily lawned with shrubs and a patio. A path leads alongside of the property to the rear to an enclosed garden with raised borders, patio, timber shed and pedestrian access to the rear.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Gas to building but needs new boiler.

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None required by current vendors.

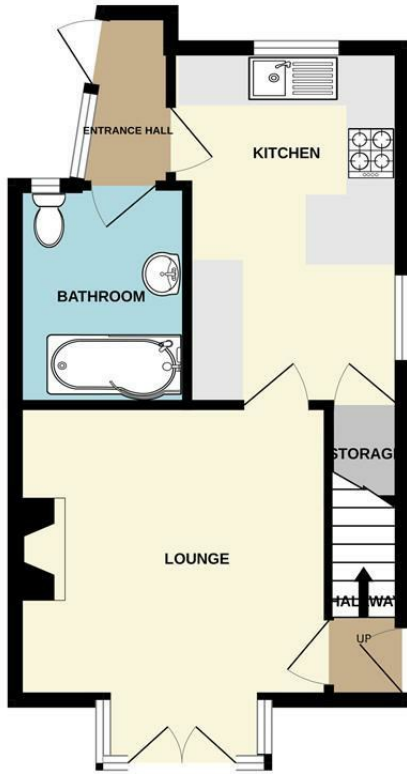
Has the Property Flooded?: No

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



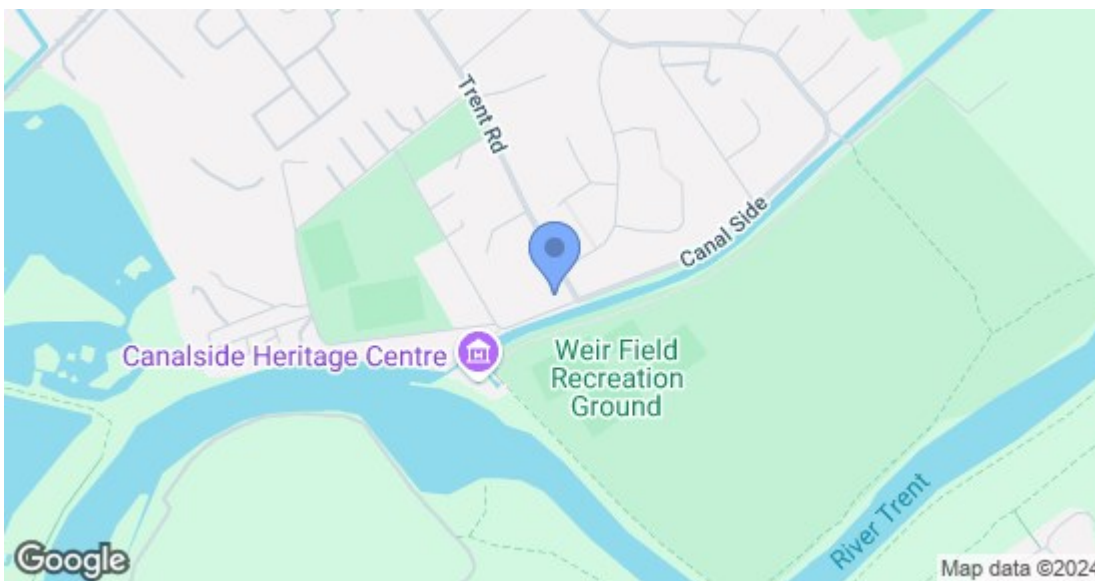
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.