



Lower Road,  
Beeston, Nottingham  
NG9 2GL

**£490,000 Freehold**





A spacious and well-presented, eight double bedroom, detached HMO.

Situated in this sought-after and convenient residential location, well placed for local shops, transport links, the University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal and rare opportunity for investors looking to add to their buy to let profiles.

In brief the internal accommodation comprises: a large open plan kitchen living dining area, a WC/Utility, inner hallway, three double bedrooms and a shower room to the ground floor, rising to the first floor you will find a large landing/corridor, five double bedrooms and a shower room.

Outside there is a concrete frontage with car standing, mature trees and shrubs, and side access leading to the private and enclosed rear garden, which is primarily concrete, with gated access for additional car standing, useful storage shed and fence boundaries.

Currently some of the rooms are already let for 2024/2025 academic term, please contact our office for more information.



### Kitchen

12'10" x 9'6" (3.91m x 2.90m )

Fitted with a range of wall, base and drawer units, work surfaces, two integrated electric ovens with inset electric hobs above and extractor fan over, two sink and drainer units with mixer taps, space for two fridges, integrated freezer, tiled flooring and splashbacks, spotlights, radiator, UPVC double glazed bay window to the front and opening into the lounge diner.

### Lounge Diner

25'4" x 11'6" (7.74m x 3.52m )

Entrance door to front, carpet flooring, two UPVC double glazed windows to the side, one UPVC double glazed window to the front, radiator, door to the rear hallway and door to the WC/Utility.

### WC/Utility

Fitted with a low level WC, pedestal wash hand basin, tiled flooring and splashback, plumbing for a washing machine and tumble dryer, radiator, Velux window and extractor fan.

### Inner Hallway

With door to the second inner hallway and doors to the bedroom one and bedroom two.

### Bedroom One

12'11" x 8'2" (3.95m x 2.51m )

A carpeted double bedroom with radiator and UPVC double glazed windows to the front, side and rear.

### Bedroom Two

11'5" x 9'10" (3.49m x 3.02m )

A carpeted double bedroom with UPVC double glazed window to the rear and side, and radiator.

### Second Inner Hallway

with radiator, stairs to the first floor, doors to a large store room, the garden, shower room and bedroom three.

### Bedroom Three

16'9" x 9'8" (5.12m x 2.97m )

A carpeted double bedroom with UPVC double glazed window to the side and a wooden glazed window to the rear.

### Shower Room

Incorporating a three piece suite comprising: shower, wall mounted wash hand basin, low level WC, tiled flooring and walls, Velux window, heated towel rail and extractor fan.

### First Floor Landing

With radiator, UPVC double glazed window to the side, loft hatch and doors to the shower room and five bedrooms.

### Bedroom Four

12'9" x 9'9" (3.9m x 2.99m )

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

### Bedroom Five

12'11" x 10'11" (3.96m x 3.34m )

A carpeted double bedroom with UPVC double glazed window to the front and side, and radiator.

### Bedroom Six

12'0" x 9'4" (3.67m x 2.87m )

A carpeted double bedroom with UPVC double glazed window to the side and radiator.

### Bedroom Seven

15'3" x 10'3" (4.67m x 3.13m )

A carpeted double bedroom with UPVC double glazed windows to the front and rear and two radiators.

### Bedroom Eight

13'3" x 10'10" (4.05m x 3.32m )

A carpeted double bedroom with UPVC double glazed windows to both sides, radiator and a built in cupboard housing the 'Worcester' boiler.

### Shower Room

Incorporating a three piece suite comprising: corner shower, pedestal wash hand basin, low level WC, laminate flooring, tiled walls, heated towel rail, extractor fan, and UPVC double glazed window to the side.

### Outside

Outside there is a concrete frontage with car standing, mature trees and shrubs, and side access leading to the private and enclosed rear garden, which is primarily concrete, with gated access for additional car standing, useful storage shed and fence boundaries.

### 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:

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.

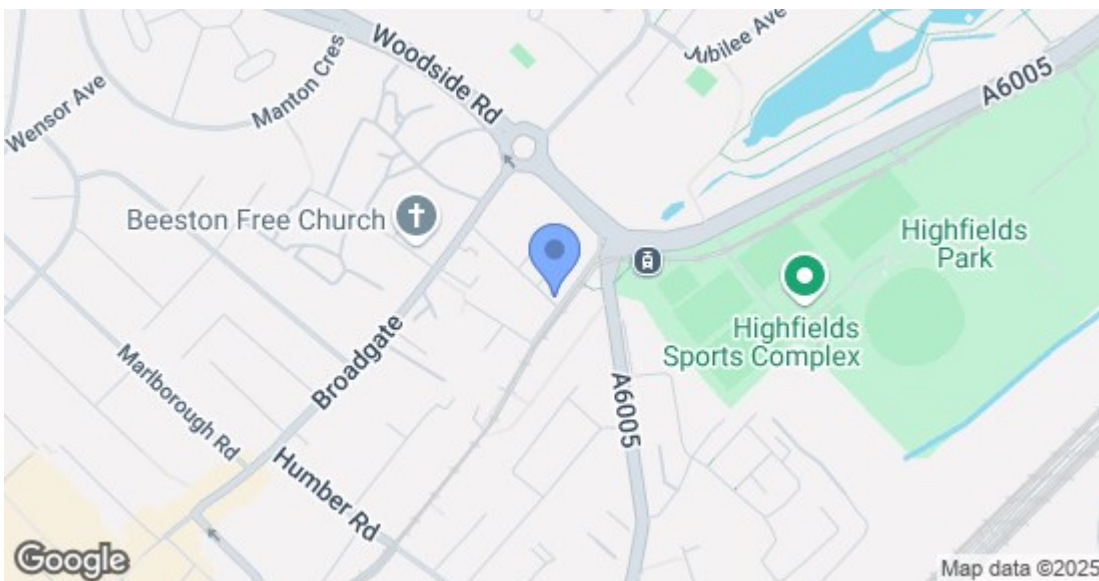
### Agent Note

The property is currently advertised on Unipol for the 2024/25 term.

<https://www.unipol.org.uk/nottingham/accommodation/#advert=332470>



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
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