



Lower Regent Street,  
Beeston, Nottingham  
NG9 2DD

**£170,000 Freehold**



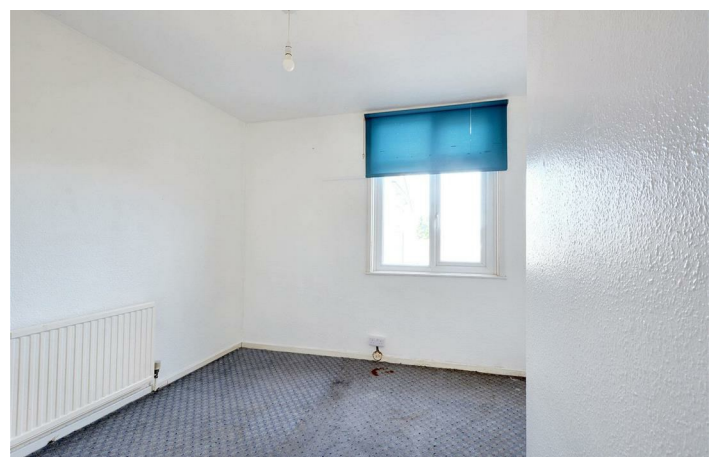
A three bedroom mid-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities, including schools, transport links, the University of Nottingham, Queens Medical Centre, and Beeston Town Centre, this fantastic property is considered in 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, dining room and kitchen to the ground floor, with two good sized double bedrooms, a bathroom to the first floor, and a third bedroom on the second floor.

Outside to the front of the property there is a walled forecourt, with mature rear garden, which includes a decking area, and a storage shed.

Offered to the market with the benefit of chain free vacant possession, and offering fantastic potential for the incoming purchaser to upgrade and reconfigure to the their own personal needs and requirements. This property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door, laminate flooring, stairs to the first floor, and doors to the dining room and lounge.

### Lounge

12'3" x 11'11" (3.75m x 3.64m )

Double glazed window to the front, laminate flooring, and radiator.

### Dining Room

12'3" x 11'11" (3.74m x 3.65m )

With laminate flooring, useful under stair storage cupboard, radiator, window to the rear and door to the kitchen.

### Kitchen

7'11" x 6'4" (2.41m x 1.93m )

With a range of wall and base units, work surfaces, single sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled flooring and splashbacks, window to the rear, radiator, space and plumbing for a washing machine, wall mounted 'Baxi' combination boiler, and a door to the garden.

### First Floor Landing

With stairs rising to the second floor, useful built in under stairs storage cupboard, and doors to the bathroom and two bedrooms.

### Bedroom One

16'0" x 12'4" (4.9m x 3.78m )

Laminate flooring, UPVC double glazed window to the front, built in cupboards, and radiator.

### Bedroom Two

9'9" x 9'6" (2.98m x 2.91m )

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

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, laminate flooring, tiled walls, UPVC double glazed window to the side, radiator, extractor fan and a useful built in storage cupboard.

### Bedroom Three

12'3" x 11'9" (3.74m x 3.59m )

Laminate flooring, radiator and feature Velux window.

### Outside

Outside to the front of the property there is a walled forecourt, with mature rear garden, which includes a decking area, and a storage shed.

### 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: Shared access with neighbour to the rear garden.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

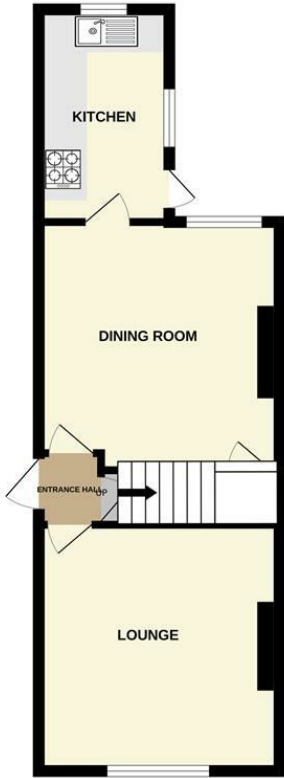
Has the Property Flooded?: No

### 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.



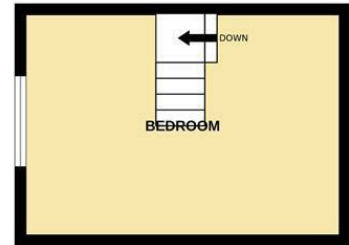
GROUND FLOOR



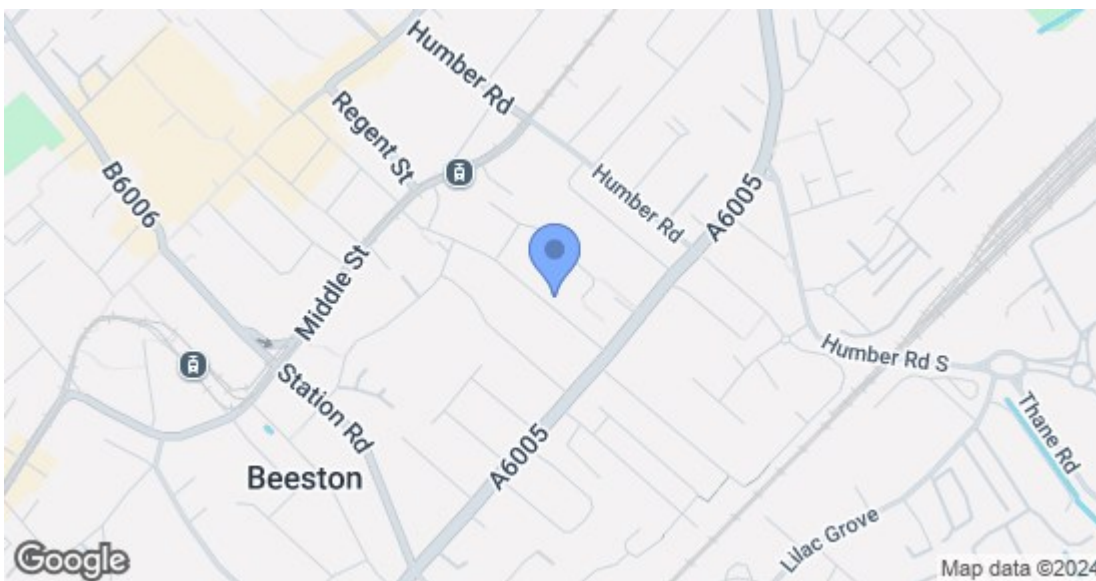
1ST FLOOR



2ND 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			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.