



City Road,  
Beeston, Nottingham  
NG9 2LQ

**£230,000 Freehold**





A two bedroom mid terrace property in central Beeston.

Situated just off the high street, you are positioned within a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful 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, living room, dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a paved garden with fenced frontage. The rear is then pebbled with a decked seating area.

With the benefit of gas central heating and UPVC double glazed windows throughout, this property is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to the porch, with secondary door to the living room.

### Living Room

12'0" x 11'10" (3.68m x 3.63m)

A carpeted room, with radiator, cast iron original fireplace with fitted shelving in the chimney alcoves and UPVC double glazed window to the front aspect.

### Dining Room

12'0" x 11'11" (3.68m x 3.64m )

A carpeted room, with radiator, cast iron primal fireplace, access to under stairs storage cupboard and UPVC double glazed window to the rear aspect.

### Kitchen

17'1" x 6'11" (5.21m x 2.13m )

A range of wall and base units with work surfacing over, tiled splashbacks, one and half bowl sink with mixer tap, inset gas hob and electric oven. Space and fittings for freestanding appliances to include washing machine, fridge, freezer and dishwasher. UPVC double glazed windows to the side and rear aspect and door to the garden.

### First Floor Landing

Access to the loft hatch.

### Bedroom One

11'11" x 11'6" (3.65m x 3.53m )

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

### Bedroom Two

12'1" x 9'0" (3.69m x 2.75m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, wash hand basin, bath with shower above and glass shower screen, fully tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and cupboard housing combination boiler that was fitted in December 2023.

### Outside

To the front is a paved garden with fenced frontage. The rear is the enclosed and pebbled with a decked seating area and flower pots.

### 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: Water company access to main water pipe in the rear garden.

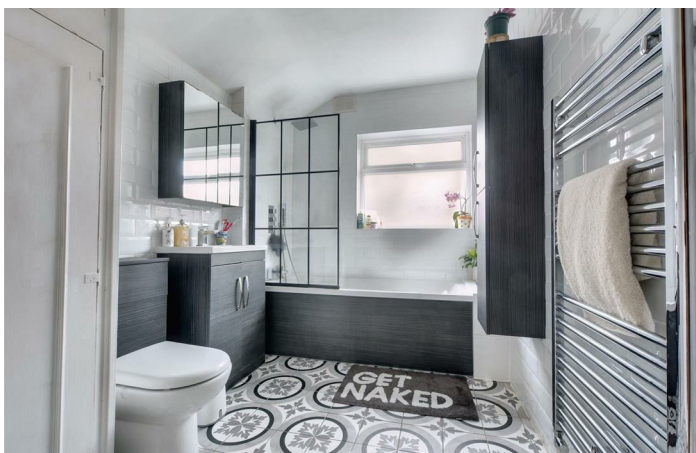
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

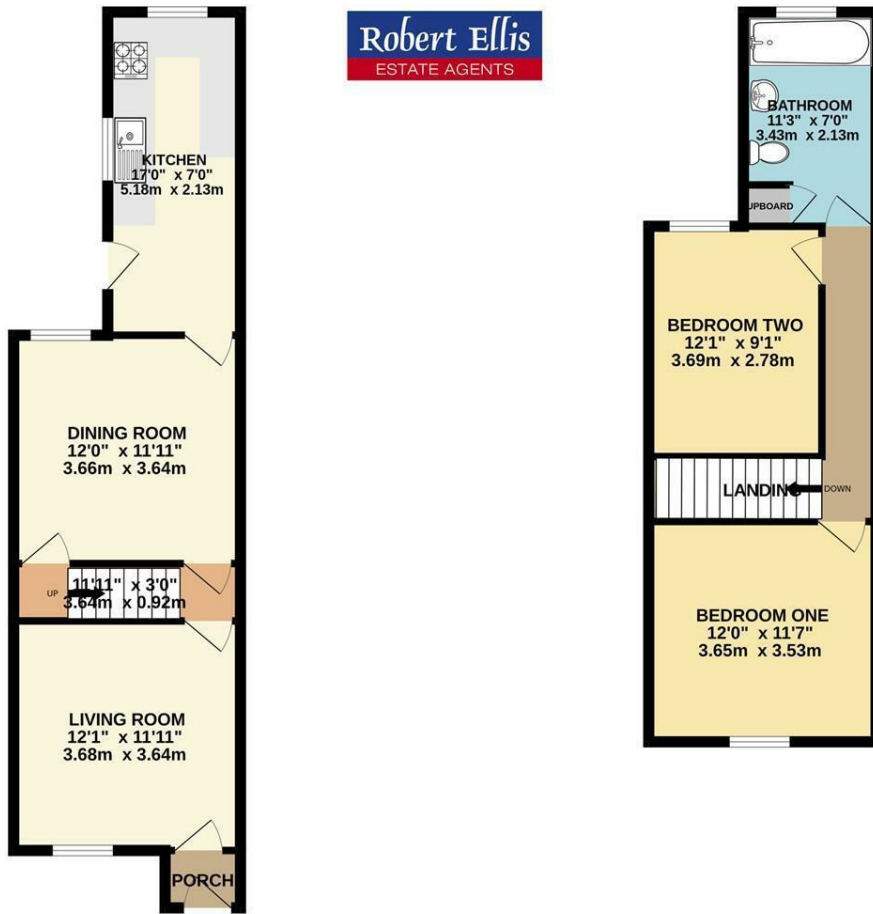
Has the Property Flooded?: No

### Disclaimer:

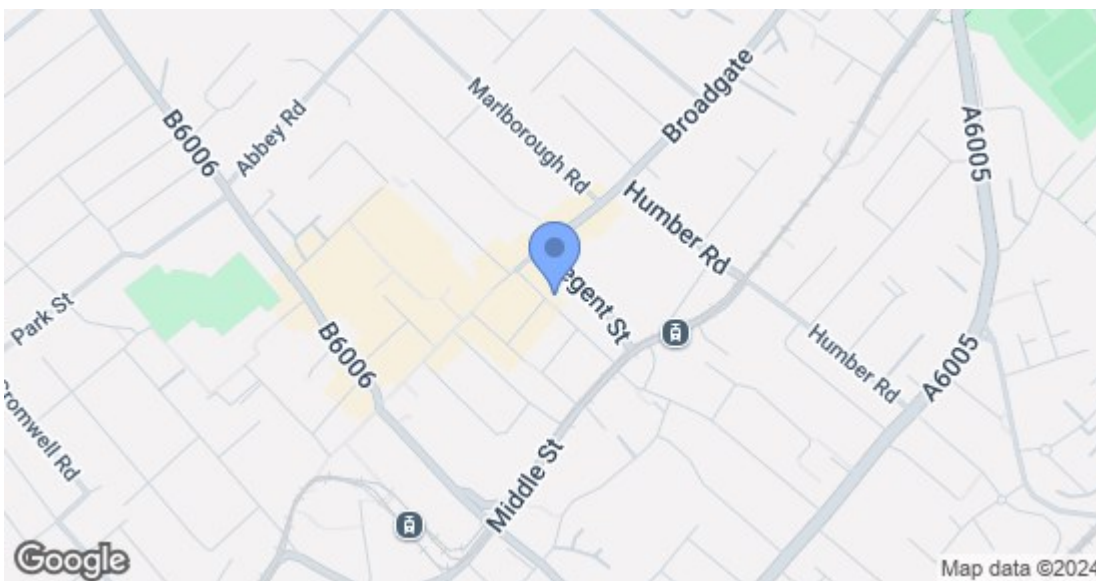
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.







**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		69	
(55-68) D			
(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.