



Tattershall Drive,  
Beeston, Nottingham  
NG9 2GP

**£240,000 Freehold**



A well proportioned three-bedroom mid-terrace property with the advantage of no upward chain.

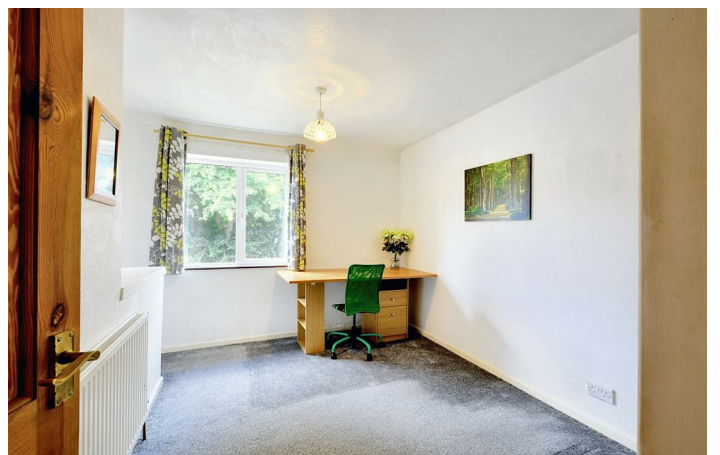
Situated a short distance from The University of Nottingham and the Queens Medical Centre, you are well positioned for easy access to both and other amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, living room with archway through to the kitchen diner and utility room. Then rising to the first floor are three equally sized bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden. The rear is enclosed and primarily lawned with a decking seating area.

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



### Entrance Hall

Entrance door through to the wall with laminate flooring.

### Living Room

12'1" x 10'9" (3.69m x 3.29m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Kitchen Diner

22'5" x 7'8" (6.85m x 2.35m )

A range of wall and base units with work surfacing over, tiled splashbacks, one and half bowl sink, inset electric hob and oven. Integrated dishwasher and space and fittings for freestanding fridge freezer. UPVC double glazed window and sliding door to the rear garden.

### Utility Room

Space and fittings for freestanding appliances to include washing machine and dryer.

### First Food Landing

Access to the loft hatch and cupboard housing a newly fitted Worcester Life 8000 combination boiler, with 8 years remaining on the guarantee.

### Bedroom One

12'1" x 10'9" (3.70m x 3.29m )

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

### Bedroom Two

12'0" x 8'11" (3.66m x 2.72m )

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

### Bedroom Three

12'4" x 12'0" (3.76m x 3.66m )

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

### Bathroom

Suite incorporating a bath with electric power shower above and wash hand basin, fully tiled walls, heated towel rail and window the rear aspect

### Separate WC

Fitted with a low flush WC and window to the rear aspect.

### Outside

To the front is a lawned garden with paved footpath to the front door. The rear is then enclosed, this is primarily lawned with a decked seating area and fenced 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

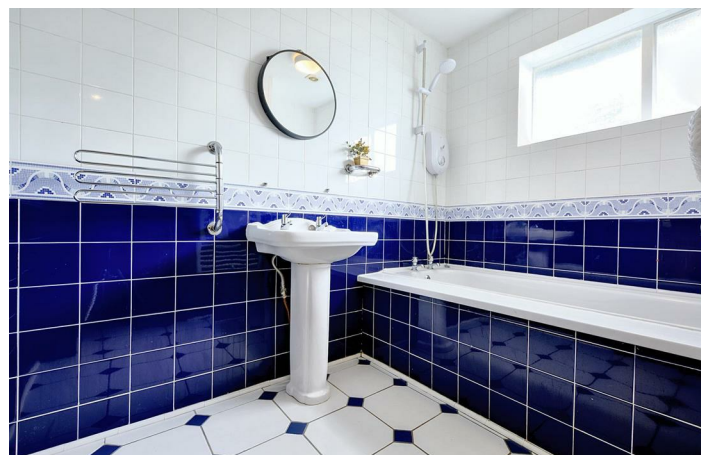
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

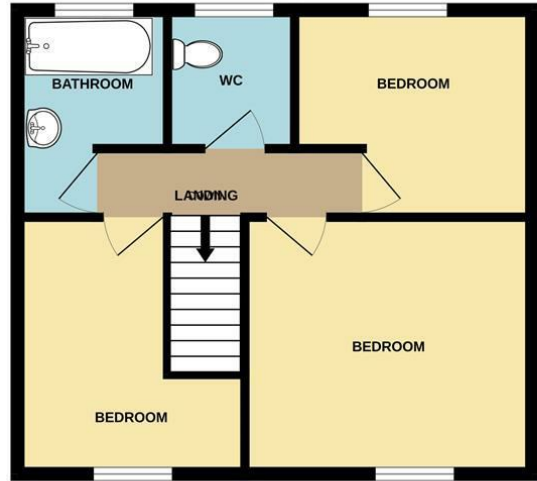
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



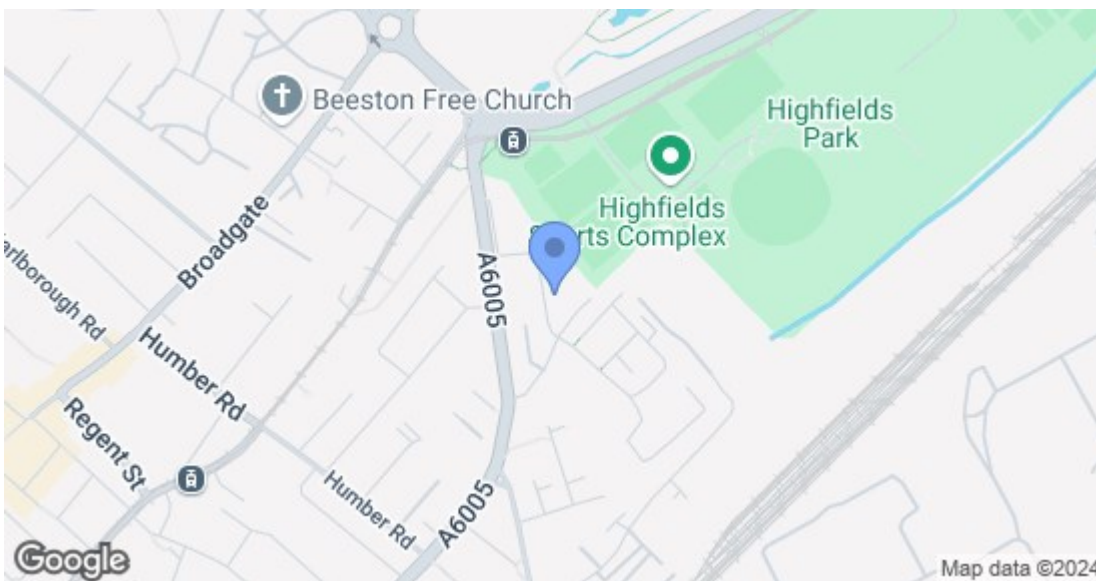
GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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	

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