



Trent Road,  
Beeston Rylands, Nottingham  
NG9 1LQ

**£220,000 Freehold**



A three bedroom semi-detached property with the benefit of no-upward chain.

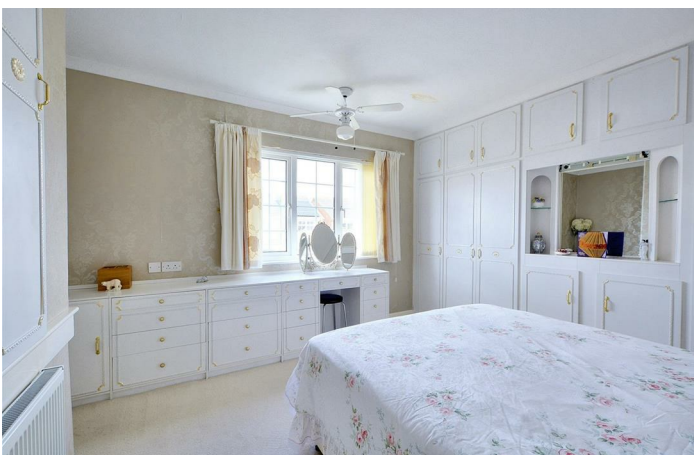
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This traditional property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase this would include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance space, living room, kitchen, and downstairs bathroom. Then rising to the first floor are three bedrooms and access to the loft room.

Outside to the front is a block paved driveway with ample off-street parking for multiple cars and gated side access to private and enclosed rear garden.

With the advantage of no upward chain and a newly fitted gas boiler this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the carpeted entrance space.

### Living Room

13'5" x 12'2" (4.09m x 3.73m )

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

### Kitchen

10'3" x 9'1" (3.13m x 2.78m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric hob, integrated electric oven and microwave. Space and fittings for freestanding appliances to include fridge freezer and washing machine, access to the pantry cupboard and UPVC double glazed window and door to the rear garden.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains controlled shower above, fully tiled walls, radiator, wall mounted boiler, UPVC double glazed window to the rear aspect and fitted storage cupboard.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'6" x 11'11" (4.14m x 3.64m )

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

### Bedroom Two

9'2" x 7'3" (2.81m x 2.21m )

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

### Bedroom Three

7'11" x 6'3" (2.43m x 1.93m )

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

### Outside

To the front is a block paved driveway with ample off-street parking for multiple cars and gates side access to the rear garden. The rear is paved with 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

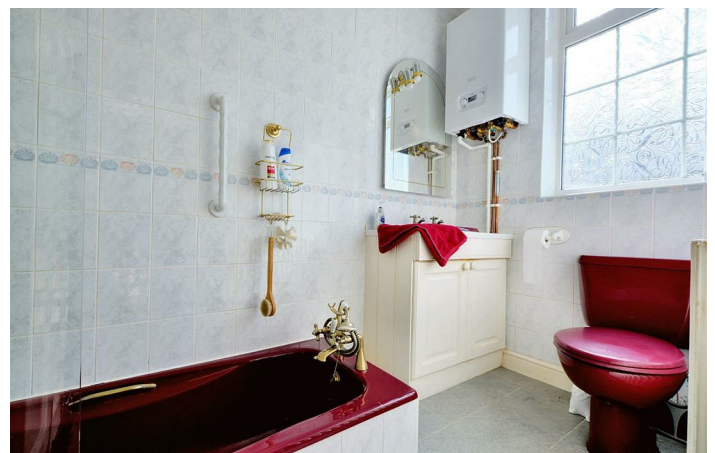
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

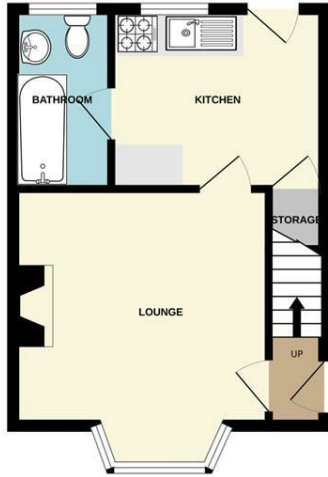
### Disclaimer:

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.





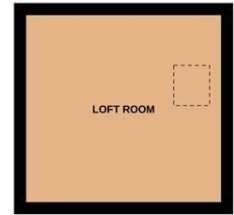
GROUND FLOOR



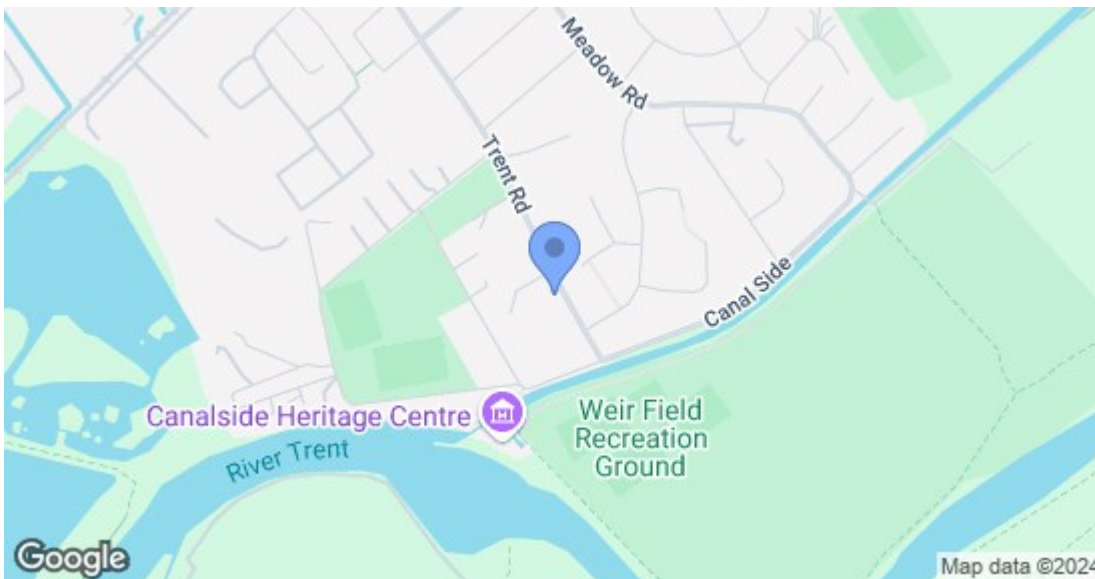
1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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