



Imperial Road,
Beeston, Nottingham
NG9 1FN

£230,000 Freehold



A bay fronted two double bedroom semi-detached house.

Situated in this popular and convenient residential location within walking distance of a variety of local shops and amenities including Beeston town centre, bars and restaurants and transport links including NET tram, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises entrance hall, lounge and an open plan kitchen diner to the ground floor with two good side double bedrooms and a bathroom to the first floor.

To the front of the property you will find a gravelled garden with a range of mature shrubs and gated side access leading to the low maintenance courtyard style rear garden which includes a patio with gravelled area and fenced boundaries.

Offered to the market with the benefit of ready to move in condition, this great property is well worthy of an internal viewing.



Entrance Hall

With a front door, stairs to the first floor and doors to:

Lounge

11'11" x 8'11" approx (3.64m x 2.72m approx)

With a feature open fireplace, bay window to the front and radiator.

Kitchen Diner

15'8" x reducing to 8'10" x 11'11" reducing to 6'2" (4.78m x reducing to 2.71m x 3.65m reducing to 1.9m)

With a range of modern wall, base and drawer units in white, work surfaces, electric oven with gas hob and extractor fan over, sink with drainer, tiled splashbacks, space for a fridge and washing machine, built-in under stairs storage cupboard, two windows to the rear, radiator, original feature fireplace and door to the rear.

First Floor Landing

With a window to the side, radiator, loft hatch and doors to:

Bedroom One

12'0" x 8'11" approx (3.68m x 2.72m approx)

Bay window to the front, built-in wardrobe and storage cupboard, radiator and original feature fireplace.

Bedroom Two

10'9" x 8'11" approx (3.3m x 2.74m approx)

With an original feature fireplace, window to the rear and radiator.

Bathroom

Incorporating a three piece suite with panelled bath having a shower over, pedestal wash hand basin, WC, laminate flooring, tiled splashbacks, window to the rear and radiator.

Outside

To the front of the property you will find a gravelled garden with a range of mature shrubs and gated side access leading to the low maintenance courtyard style rear garden which includes a patio with gravelled 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

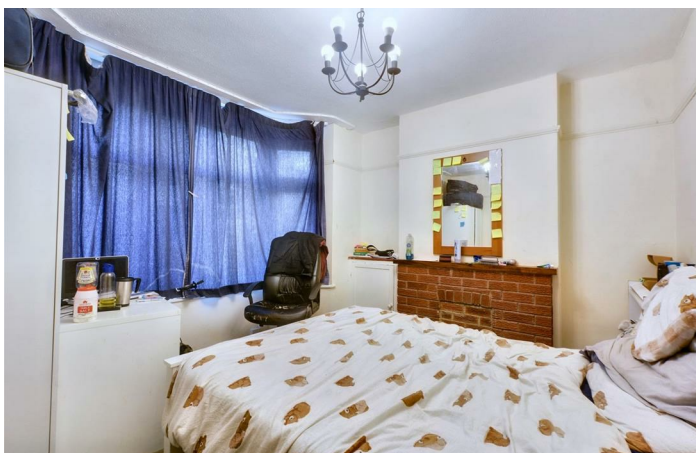
Planning Permissions/Building Regulations: None

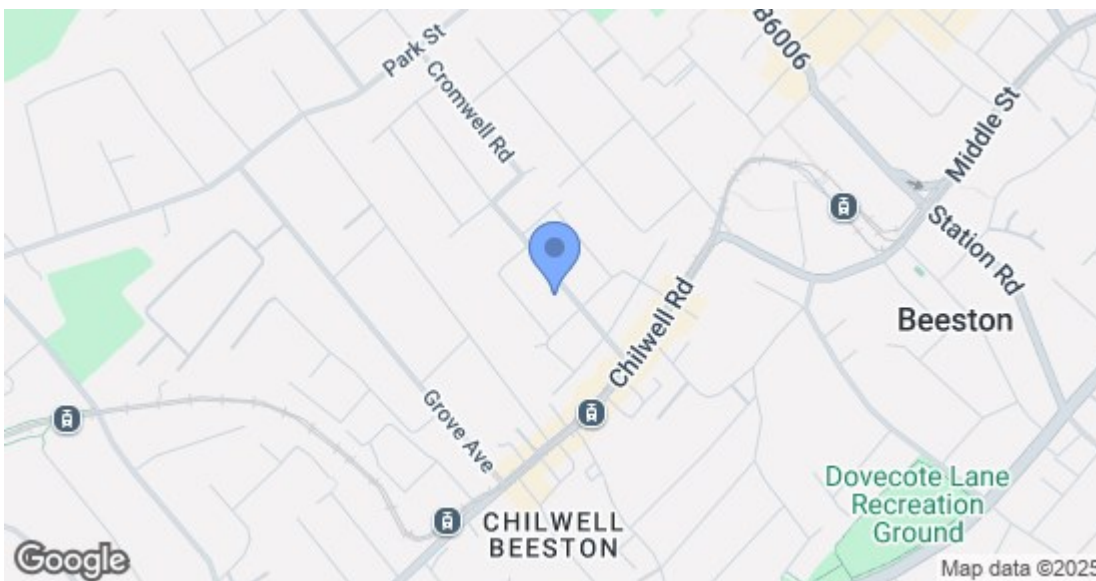
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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