



Middle Street,  
Beeston, Nottingham  
NG9 2AR

**£200,000 Freehold**



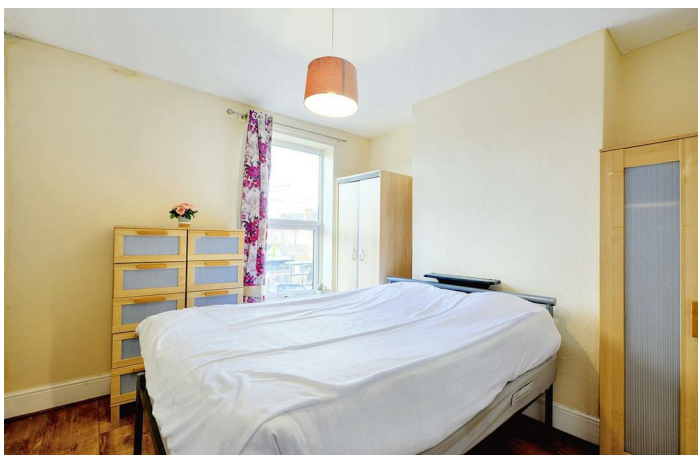
A Victorian three-bedroom, mid-terrace house offered to the market with chain free vacant possession.

Considered ideal as an investment or a home, this traditionally-styled house offers a clean and tidy interior, with deceptive accommodation arranged over three floors, plus a cellar.

In brief the well-proportioned interior comprises: sitting room, dining room, kitchen, rear hall and bathroom with a cellar beneath, rising to the first floor are two double bedrooms, and to the third floor is an attic bedroom.

Outside the property has a walled frontage and to the rear there is a yard and a primarily lawned garden with shrubs.

Located in a particularly central and convenient Beeston location, ideally placed for easy access to the tram and bus links to city centre, John Clifford infant and junior school catchment, and the Queens Medical Centre, this great property is offering fantastic opportunity for any potential purchaser to upgrade and remodel to suit the needs of their own taste and requirements, is well worthy of an early internal viewing.



### Sitting Room

11'2" x 10'0" (3.42m x 3.07)

UPVC double glazed entrance door, UPVC double glazed window to the front, radiator, and fitted meter cupboard.

### Dining Room

11'5" x 10'0" plus door recess (3.50m x 3.07m plus door recess)

Wooden door to the exterior, stairs down to the cellar, stairs up to the first floor landing, and radiator.

### Kitchen

11'3" x 5'8" (3.45m x 1.75m)

Fitted wall and base units, work surfacing with tiled splash back, inset gas hob with extractor above, and electric inset oven below, single sink and drainer unit with hot and cold tap, plumbing for a washing machine, further appliance space, radiator, UPVC double glazed window and wall mounted 'Viessman' boiler.

### Rear Hall

With UPVC double glazed door to the exterior.

### Bathroom

Fitments in white comprising: low level WC, pedestal wash hand basin, bath with 'Triton' shower over, fully tiled walls, extractor fan, radiator and UPVC double glazed window.

### First Floor Landing

With stairs rising from the ground floor, and stairs leading up to the attic bedroom.

### Bedroom One

11'3" x 10'0" (3.44m x 3.05m)

UPVC double glazed window, radiator and cast iron fire place.

### Bedroom Two

10'0" x 8'7" (3.06m x 2.64m)

UPVC double glazed window and radiator.

### Attic Bedroom

23'3" x 12'5" maximum overall measurements (7.10m x 3.8m maximum overall measurements)

UPVC double glazed window and radiator.

### Outside

To the front the property has a walled forecourt, and to the rear, the property has a yard area with a primarily lawned garden with lawn and shrubs.

### 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

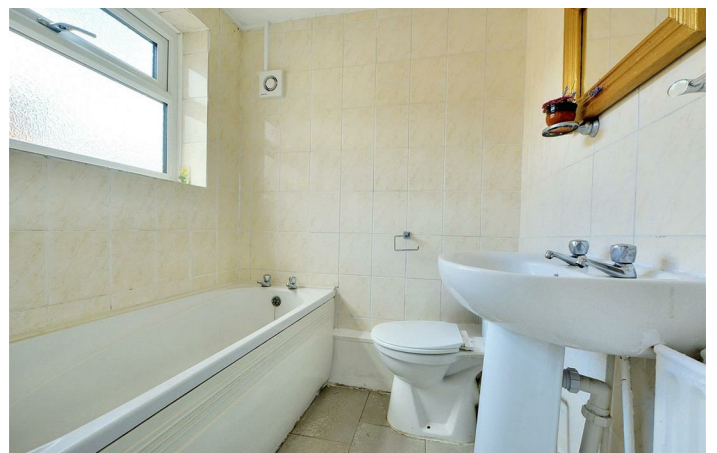
Planning Permissions/Building Regulations: Obtained for work in 1980.

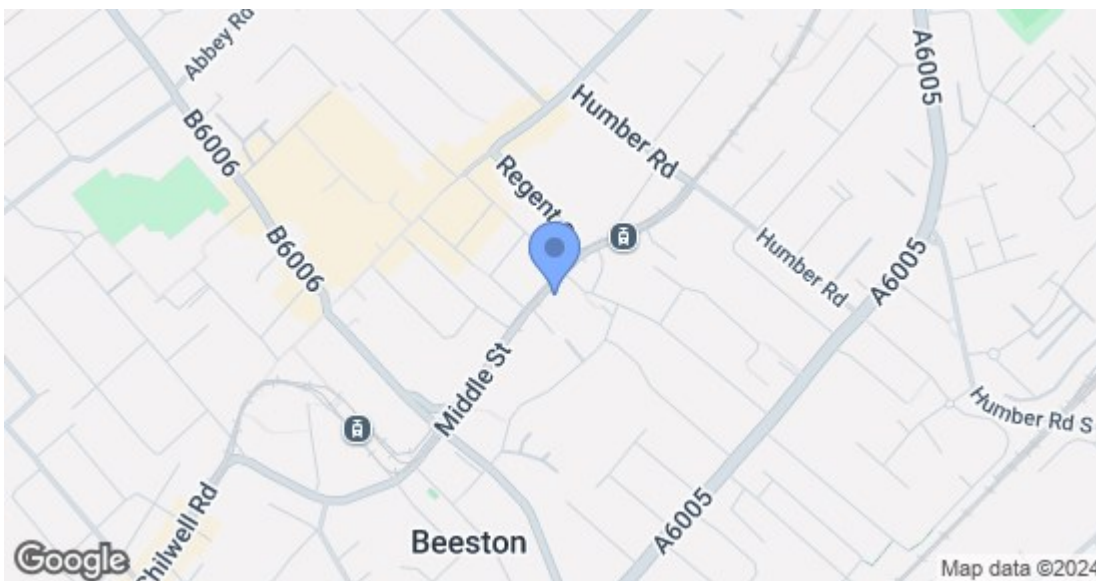
Accessibility/Adaptions: None

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			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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