

Canal Side,  
Beeston Rylands, Nottingham  
NG9 1NG

**£325,000 Freehold**



A beautifully presented and well-proportioned three-bedroom semi-detached house.

Situated in this sought-after and well established residential location, readily accessible for a range of local shops and amenities including schools, transport links, the University of Nottingham, Queens Medical Centre, and Beeston Marina, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: entrance hall, large open plan kitchen living diner, and lounge to the ground floor, with two good sized double bedrooms, a further single bedroom, and family bathroom to the first floor.

To the front of the property you will find a lawned garden with a gravelled driveway offering multiple car standing, scenic views overlooking the canal, and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond and fence boundaries.

Having been upgraded and renovated throughout by the current vendors including new kitchen, bathroom, boiler, electrics, doors and windows, this impressive house is offered to the market with the benefit of a range of modern fixtures and fittings and chain free vacant possession.



### Entrance Hall

Composite entrance door with flanking window, radiator, built in storage cupboard, and doors to the lounge and kitchen diner.

### Kitchen Living Diner

23'5" reducing to 16'4" x 15'9" reducing to 8'8" (7.16m reducing to 5m x 4.82m reducing to 2.65m )  
Modern wall, base and drawer units, work surfaces, integrated dishwasher, two electric ovens, washing machine, and induction hob with extractor fan over, kitchen island with one and a half bowl sink and drainer unit with mixer tap and breakfast bar, integrated fridge freezer, two radiators, feature roof lantern, inset ceiling spot lights, useful built in storage cupboard and UPVC double glazed French doors to the rear patio.

### Lounge

16'0" x 11'9" (4.89m x 3.6m )  
A carpeted reception room with UPVC double glazed window to the front, two radiators, inset ceiling spot lights, stairs to the first floor.

### First Floor Landing

With loft hatch, inset ceiling spot lights and doors to the bathroom and three bedrooms.

### Bedroom One

13'5" x 9'8" (4.09m x 2.96m )  
A carpeted double bedroom with UPVC double glazed window to the front, spot lights to ceiling, and radiator.

### Bedroom Two

10'2" x 9'8" (3.12m x 2.95m )  
A carpeted double bedroom with UPVC double glazed window to the rear, inset ceiling spot lights and radiator.

### Bedroom Three

7'1" x 5'11" (2.17m x 1.81m )  
A carpeted bedroom with UPVC double glazed window to the front, inset ceiling spot lights and radiator.

### Bathroom

Incorporating a three piece suite comprising: bath with shower over and glass splash screen, wash hand basin inset

to vanity unit, low level WC, tiled flooring and walls, wall mounted heated towel rail, inset ceiling spot lights, extractor fan, and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a lawned garden with a gravelled driveway offering multiple car standing, scenic views overlooking the canal, and gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond and fence boundaries.

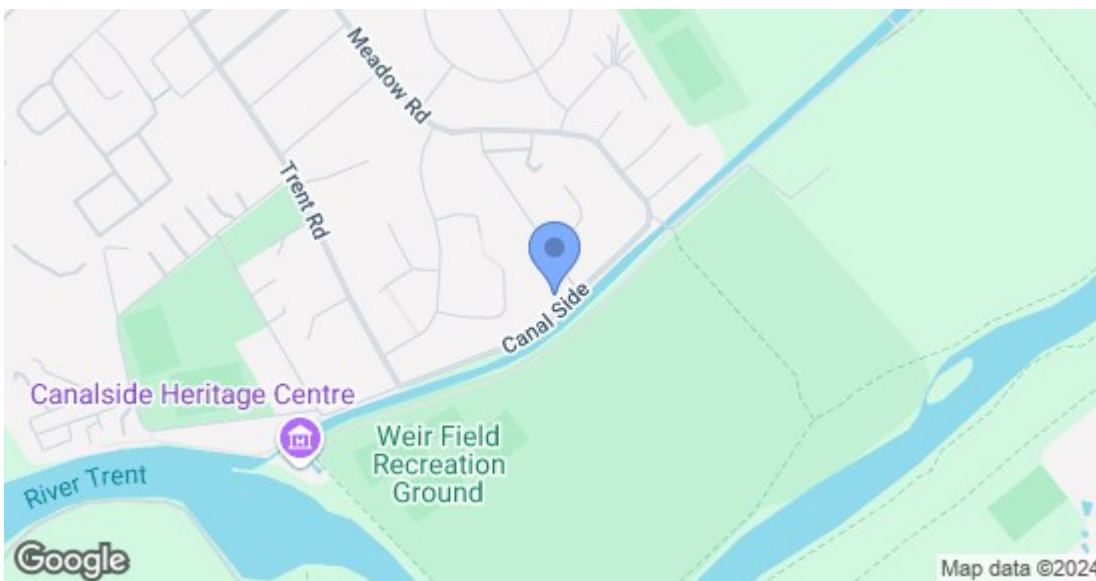
### Material Information:

- 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			
(81-91) B			
(69-80) C			
(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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