





Georgina Road, Beeston, Nottingham NG9 IGQ

£290,000 Freehold



An extended bay-fronted three-bedroom semi-detached house.

Benefitting from an open plan kitchen diner to the rear, this well presented property is situated in a sought-after and central Beeston location and is likely to appeal to a wide variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive providing car standing with a low maintenance gravelled front garden, and to the rear has a primarily lawned garden with decking and useful workshop.

Within easy walking distance of Beeston Town Centre, local parks, schools, and excellent transport links, such as the NET tram and the A52, this great property is well worthy of viewing.





Entrance Hall

A composite double glazed entrance door, radiator, stairs rising to the first-floor landing, useful under stair storage cupboard with UPVC double glazed window.

Sitting Room

 $13'4" \times 12'10" (4.08m \times 3.92m)$

UPVC double glazed window to the front, radiator, fuel effect gas fire with granite style hearth and surround and Adam style mantle.

Kitchen Diner

19'1" \times 18'10" decreasing to 8'11" (5.84m \times 5.75m decreasing to 2.74m)

With a range of fitted wall and base units, work surfaces with tiled splashback, inset gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine and dishwasher, single sink and drainer unit with mixer tap, wall mounted 'Worcester' boiler, tiled flooring, UPVC double glazed patio doors and further UPVC double glazed door to the exterior.

First Floor Landing UPVC double glazed window.

Bedroom One

 $11'0" \times 10'11" (3.36m \times 3.35m)$

UPVC double glazed window, and radiator.

Bedroom Two

 $10'10" \times 9'0" (3.31m \times 2.76m)$

UPVC double glazed window, and radiator.

Bedroom Three

 $7'10" \times 7'9" (2.41m \times 2.37m)$

UPVC double glazed window, and radiator.

Bathroom

 $7'5" \times 5'8" (2.28m \times 1.75m)$

Fitments in white comprising: low level WC, pedestal wash hand basin, bath with mains-controlled shower over, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window.

Outside

To the front the property has a drive providing car

standing, with an outside tap and gated access to the rear garden beyond, and a low maintenance gravelled garden with shrubs. To the rea the property has an enclosed garden with decking, lawn, stocked beds and borders, timber shed, and a further block built shed, with wooden cladding workshop.

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

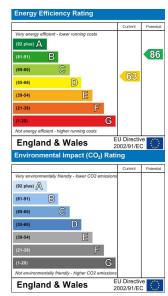




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