



Marina Avenue,  
Beeston, Nottingham  
NG9 1HB

**£240,000 Freehold**



A modern three-bedroom, mid terrace 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 great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance space, living room, breakfast kitchen and conservatory to the ground floor. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside to the front is a pebbled garden with footpath to the front door and shared access to the rear. The rear is then enclosed with a paved seating area and lawned beyond.

Offered to the market with gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through the entrance space.

### Living Room

11'2" x 10'11" (3.41m x 3.34m )

Reception room with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

13'9" x 12'2" (4.21m x 3.71m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker, washing machine and fridge freezer. Tiled flooring, UPVC double glazed sliding door to the conservatory and built in storage unit housing the boiler.

### Conservatory

10'4" x 8'10" (3.16m x 2.71m )

Tiled flooring, with under floor heating and UPVC double glazed French doors to the rear garden.

### First Floor Landing

Access to the loft hatch and radiator.

### Bedroom One

10'5" x 10'3" (3.2m x 3.13m )

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

### Bedroom Two

12'2" x 8'6" (3.72m x 2.61m )

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

### Bedroom Three

9'3" x 6'11" (2.83m x 2.11m )

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

### Bathroom

7'1" x 5'4" (2.18m x 1.64m )

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### Outside

To the front of the property is a pebbled garden with hedged boundary, footpath to the front door and shared access to the rear garden. The enclosed rear has a paved seating area with lawn beyond a shed and fenced boundary.

### 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

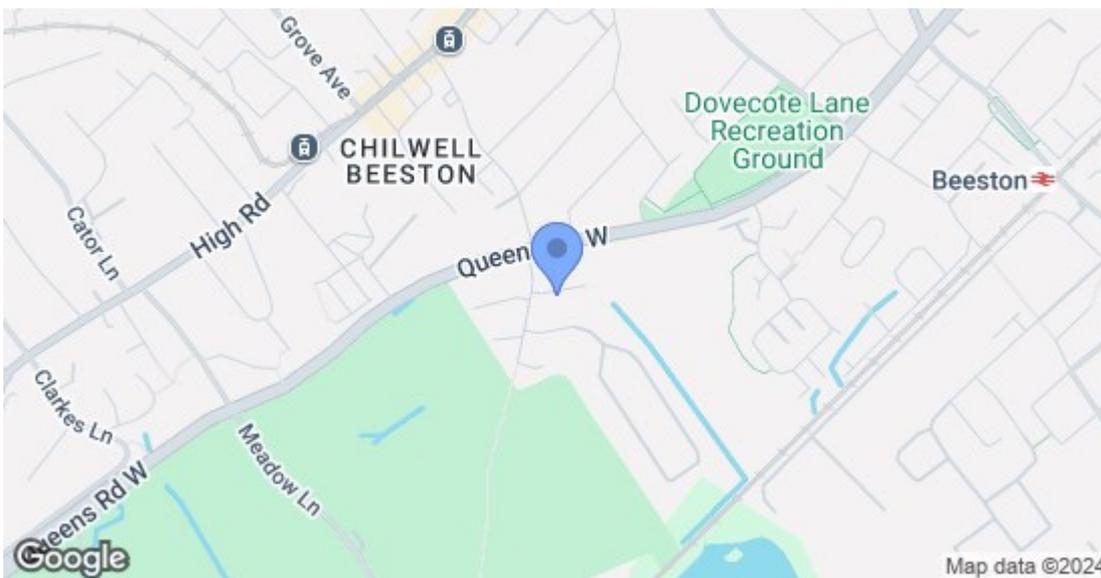
Accessibility/Adaptions: None

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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