



Ludlow Close,  
Beeston, Nottingham  
NG9 3BY

**£200,000 Freehold**



A two-double bedroom end-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, The University of Nottingham, Queens Medical Centre and the A52 and M1, 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, kitchen, and lounge diner to the ground floor, with two good sized double bedrooms, bathroom and separate WC to the first floor.

To the front of the property you will find a small gravelled area, and to the rear you will find a primarily paved south facing private and enclosed garden with a range of mature shrubs, and a brick built storage shed.

Offered to the market with the benefit of UPVC double glazing and gas central heating, and ready to move in condition, along with chain free vacant possession, and early internal viewing comes highly recommended.



### Entrance Hall

Entrance door, stairs the first floor, radiator, laminate flooring, useful under stairs space, built-in storage cupboard and door to the lounge diner and kitchen.

### Kitchen

8'9" x 7'4" (2.68m x 2.24m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob, and extractor fan over, tiled splashbacks, integrated fridge and freezer, space and plumbing for a washing machine, spotlights to ceiling, UPVC double glazed window to the front, and opening to the lounge diner.

### Lounge Diner

17'8" x 14'3" (5.39m x 4.35m )

With laminate flooring, two radiators, useful built in storage cupboard, and a UPVC double glazed door, and two UPVC double glazed windows to the rear.

### First Floor Landing

With a built-in storage cupboard housing the boiler, and doors to the WC, bathroom and two bedrooms.

### Bedroom One

17'3" x 8'8" (5.27m x 2.65m )

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

### Bedroom Two

14'5" x 8'9" (4.41m x 2.69m )

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

### Bathroom

Fitted with bath with electric shower over, wash hand basin inset to vanity unit, tiled splashbacks, UPVC double glazed window to the front, built airing cupboard housing the hot water cylinder and loft hatch.

### Separate WC

Fitted with a low level WC, and UPVC double glazed window to the front.

### Outside

To the front of the property you will find a small gravelled area, and to the rear you will find a primarily paved south facing private and enclosed garden with a range of mature shrubs, and a brick built storage shed.

### 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

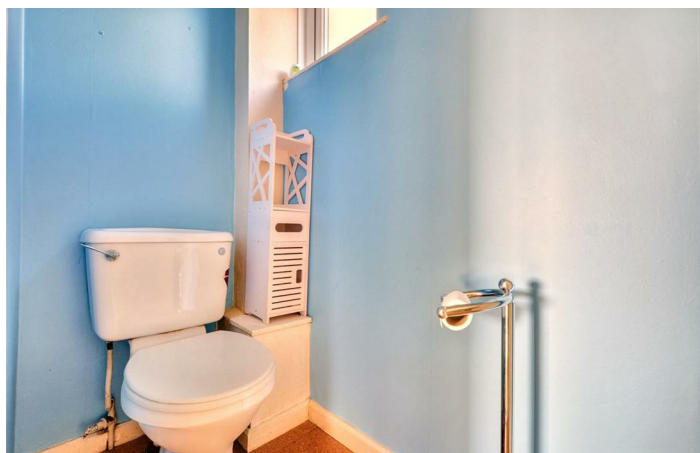
Planning Permissions/Building Regulations: None

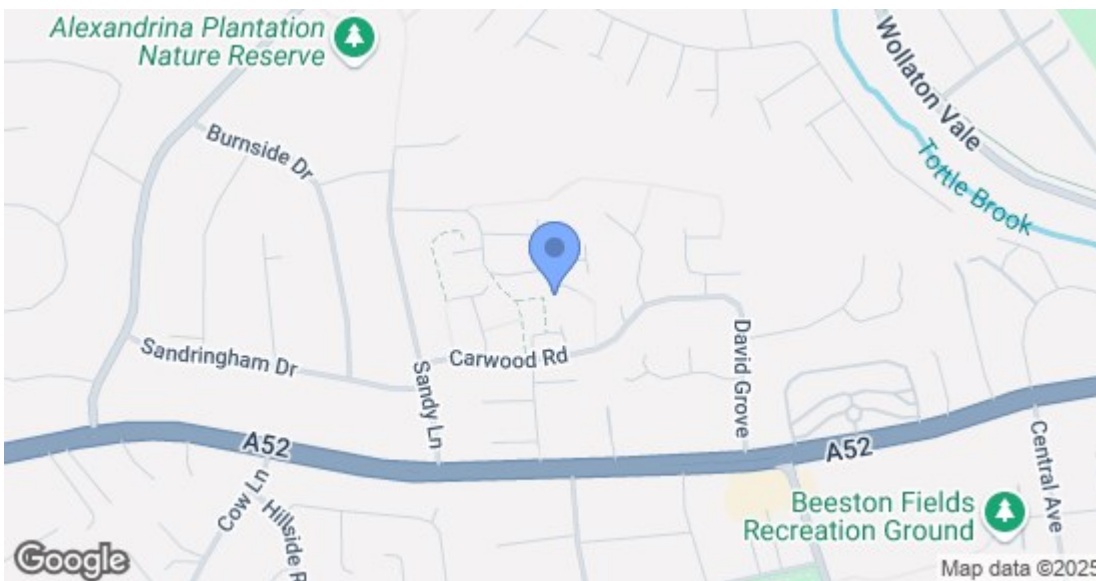
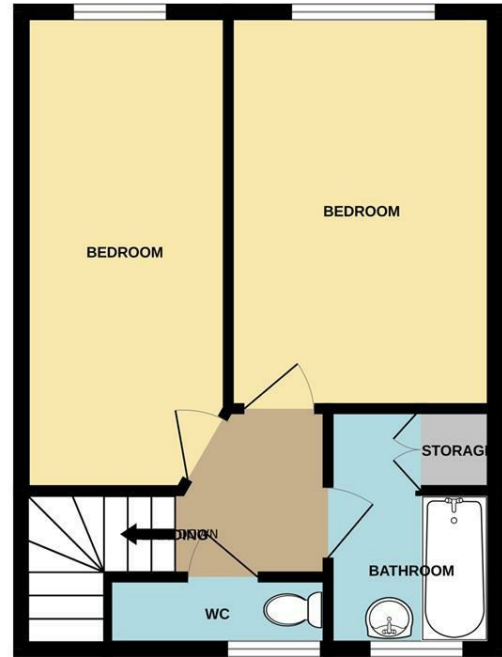
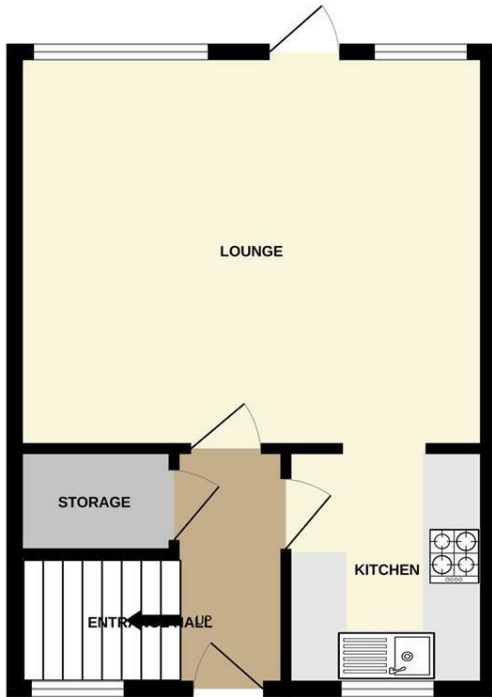
Accessibility/Adaptions: None

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			87
(81-91) B			
(69-80) C		68	
(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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