



Meriden Avenue,
Beeston, Nottingham
NG9 2TR

£200,000 Freehold



A well-presented two-bedroom, end of 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 fantastic 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 hall, lounge, and kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the front of the property is paved garden with driveway leading to the gated rear access. The rear is primarily lawned with a paved seating area.

With a central location, the advantage of gas central heating and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a tiled entrance space, with radiator and UPVC double glazed window to the side aspect.

Living Room

13'8" x 11'3" (4.18m x 3.44m)

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

Kitchen Diner

16'11" x 8'3" (5.16m x 2.54m)

A range of wall and base units with work surfacing over, one and a half bowl sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven and fridge freezer. Space and fittings for freestanding washer dryer. Laminate flooring and two UPVC double glazed windows and door to the rear garden. Access to the pantry cupboard.

First Floor Landing

A carpeted landing, with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One

13'8" x 9'8" (4.17m x 2.95m)

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

Bedroom Two

9'11" x 8'8" (3.03m x 2.66m)

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

Bathroom

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

Outside

To the front is a paved garden and driveway with ample off-street parking for one car standing and access to the

gated rear garden. This is primarily lawned with a paved seating area, fenced boundaries and a 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.



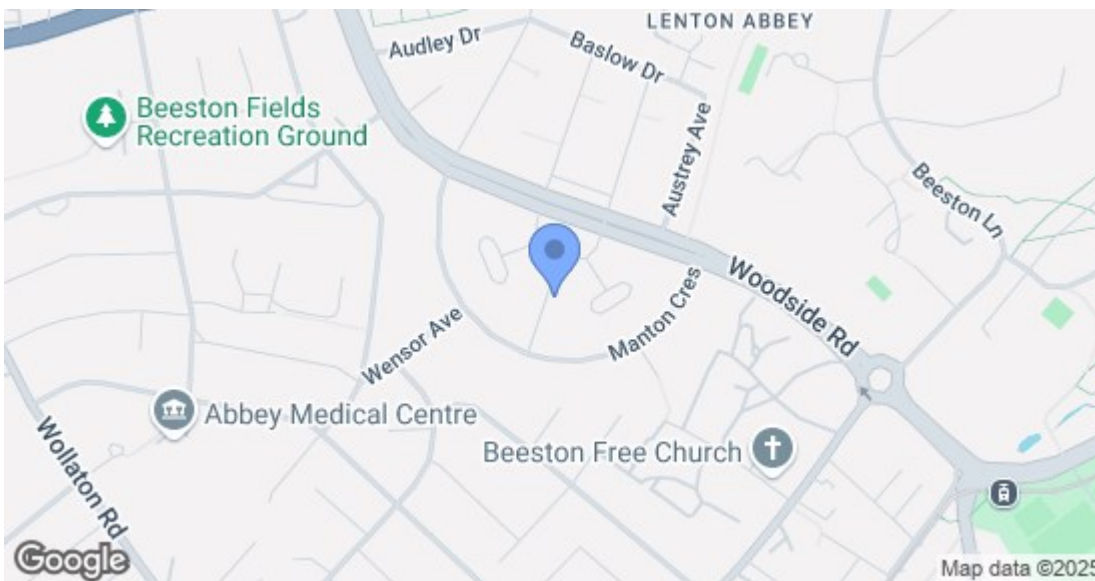
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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