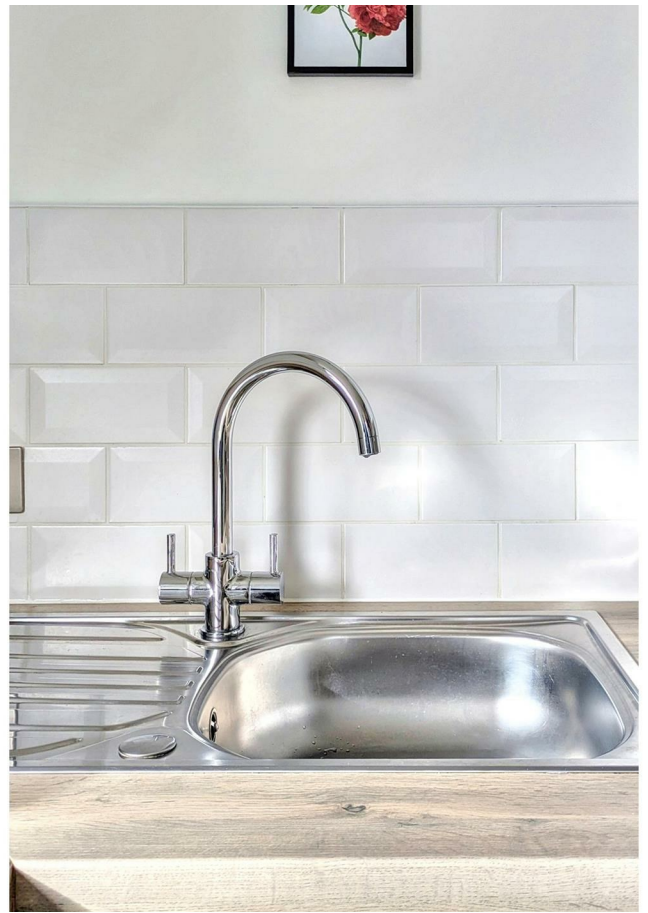




Hartley Drive,  
Beeston, Nottingham  
NG9 2WE

**£260,000 Freehold**



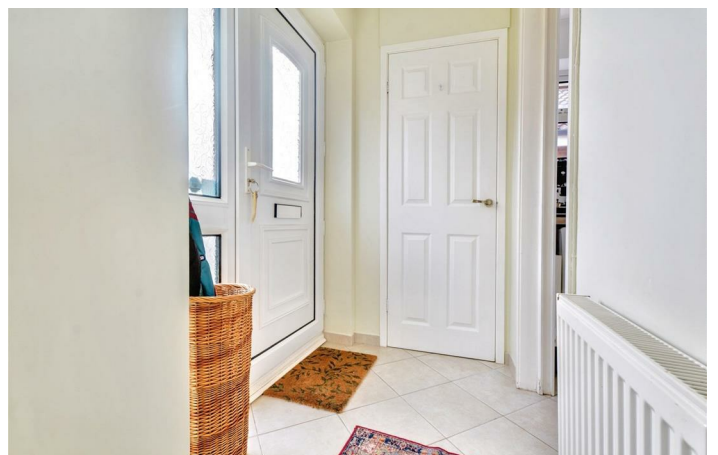
A modern and particularly well-placed two bedroom detached bungalow with the benefit of a limited upward chain.

Situated within easy reach of Beeston town centre with a wealth of shops and amenities, as well as transport links, the property is considered a fantastic opportunity, following a programme of modernisation and improvement throughout.

In brief, the internal accommodation comprises entrance hall with storage cupboard, kitchen, lounge diner, shower room and two bedrooms.

Outside, the property has a driveway with a brick built garage with up and over door, a small front garden and a primarily lawned rear garden with shed.

In order to be fully appreciated an internal viewing comes highly recommended.



## Entrance Hall

UPVC double glazed entrance door with flanking window, tiled flooring, radiator, useful built in storage cupboard, and doors to the lounge diner and kitchen.

## Kitchen

7'11" x 7'11" (2.43m x 2.43m )

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge freezer, plumbing for a washing machine and dishwasher, tiled flooring and splashback, and UPVC double glazed window to the side.

## Lounge Diner

18'0" x 9'3" (5.49m x 2.82m )

With tiled flooring, UPVC double glazed window to the front, two radiators and door to the inner hallway.

## Inner-Hallway

With tiled flooring, loft hatch, useful storage cupboard housing the combination boiler, and doors to the shower room and two bedrooms.

## Bedroom One

11'10" x 9'1" (3.62m x 2.78m )

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

## Bedroom Two

9'2" x 7'11" (2.8m x 2.43m )

Tiled flooring, radiator, and UPVC double glazed door to the rear garden.

## Shower Room

8'9" x 4'8" (2.68m x 1.44m )

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, low-level WC, tiled flooring and walls, UPVC double glazed window to the side, radiator, spotlights, and extractor fan.

## Outside

To the front of the property you will find a landscaped garden which is primarily gravelled, a tarmac driveway, an EV charging unit, and gated access down the side of the

property to the rear, where you will find a private and enclosed garden, which is primarily lawned with mature shrubs, stocked borders and a useful storage shed.

## Garage

UP and over garage door to the front, light and power.

## 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

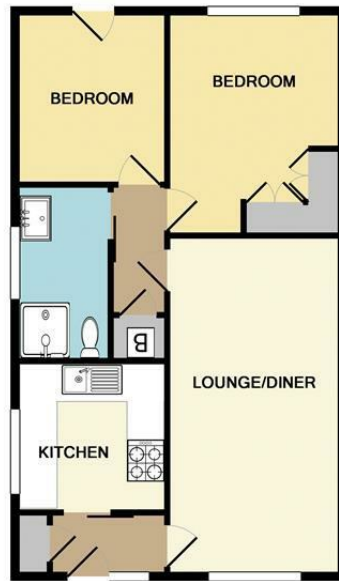
Accessibility/Adaptions: None

Has the Property Flooded?: No

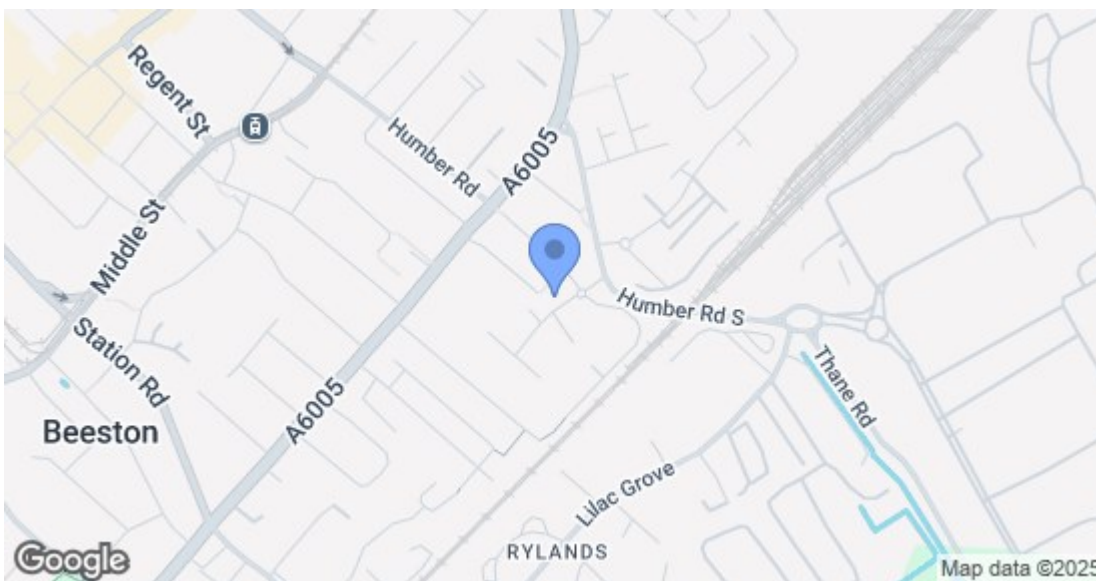
## Disclaimer

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.





TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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			88
(81-91) B			
(69-80) C		69	
(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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