



Farfield Avenue,  
Beeston, Nottingham  
NG9 2PU

**£280,000 Freehold**





A three-bedroom semi-detached house with a spacious garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre, The University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: entrance hall, office/study, lounge, and a kitchen/breakfast room, and WC to the ground floor, with three good sized bedrooms, and a family bathroom to the first floor.

Outside the property enjoys a spacious plot, with a low maintenance gravelled garden to the front, gated side access leading to the rear, where you will find a paved driveway, and a spacious garage overlooking the garden to the rear.

Having been upgraded and renovated throughout by the current vendors, including a new bathroom, a new roof, new flooring, and offered to the market with chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, and doors to the lounge and snug.

### Office/Study

11'11" x 9'10" (3.65m x 3.02m )

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

### Lounge

13'10" x 13'0" (4.23m x 3.97m )

A carpeted reception room with UPVC double glazed window to the front, radiator, and door leading into the kitchen breakfast room.

### Kitchen Breakfast Room

13'1" x 9'1" (4.00m x 2.79m )

With a range of base and drawer units, work surfaces, sink and drainer unit with mixer tap, vinyl flooring, tiled splashbacks, three UPVC double glazed windows to the rear, radiator, space for a cooker, fridge freezer, and dishwasher, and door to the rear hallway.

### Rear Hallway

With vinyl flooring, UPVC double glazed door to the side, wall mounted Ideal combination boiler, and door to the WC.

### WC

Fitted with a low-level WC, wall mounted wash-hand basin, vinyl flooring, radiator, and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, useful built-in storage cupboard, and doors to the bathroom, and three bedrooms.

### Bedroom One

13'9" x 10'2" (4.21m x 3.12m )

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

### Bedroom Two

9'3" x 8'7" (2.82m x 2.64m )

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

### Bedroom Three

8'10" x 8'7" (2.7m x 2.64m )

A carpeted bedroom with UPVC double glazed window to the front, and a built-in storage cupboard.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, low-level WC, laminate flooring, tiled walls, radiator, and UPVC double glazed window to the side.

### Outside

Outside the property enjoys a spacious plot, with a low maintenance gravelled garden to the front, gated side access leading to the rear, where you will find a paved driveway, and a spacious garage overlooking the garden to the rear.

### 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

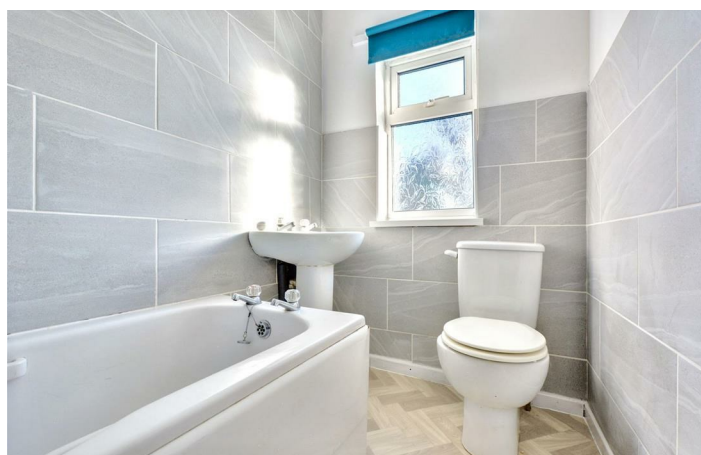
Planning Permissions/Building Regulations: None

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.

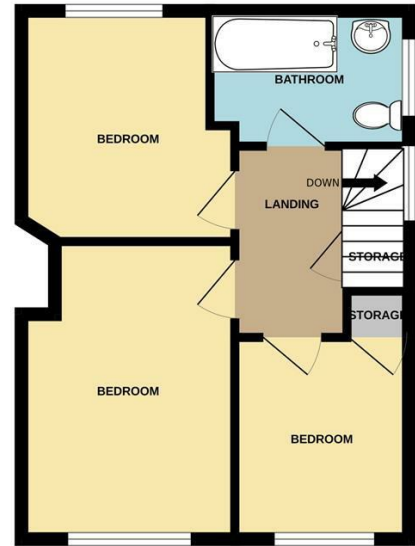




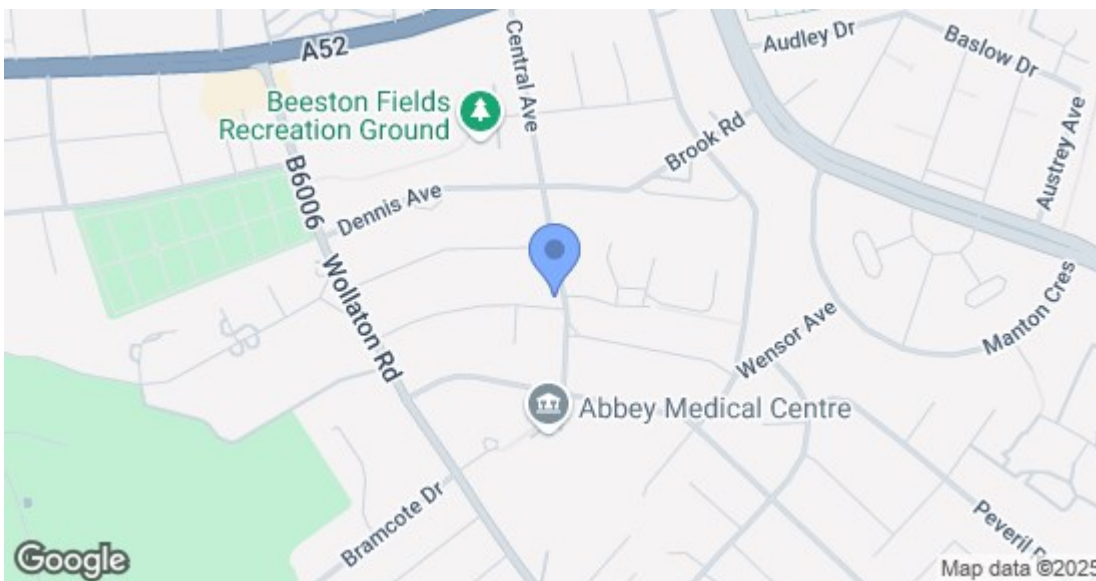
GROUND FLOOR



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			
(39-54) E		51	
(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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