

Middle Street,  
Beeston, Nottingham  
NG9 2AR

**£220,000 Leasehold**



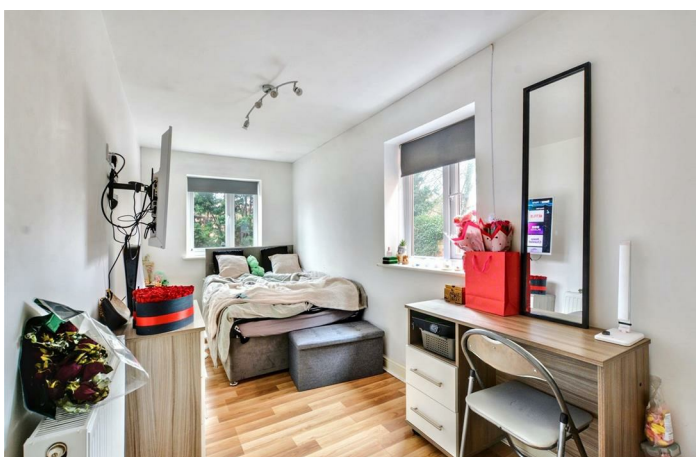
A four-double bedroom ground floor flat.

Situated in this popular and convenient residential location, within easy reach of a range of local shops and amenities including excellent 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 investors and young professionals.

In brief the internal accommodation comprises: open plan kitchen living diner, four good sized double-bedrooms, shower room, and a WC.

To the front of the property, you will find a small courtyard style area, and gated side access leading to the private and enclosed rear garden which is primarily gravelled, with mature trees and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, along with ready to move in condition. This property is well worthy of an early internal viewing in order to be fully appreciated.



### Kitchen Living Diner

16'11" x 14'5" (5.16m x 4.41m )

With UPVC double glazed door and UPVC double glazed window to the side, laminate flooring, a range of wall and base units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, tiled splashbacks, radiator, roof light, spotlights to ceiling, and doors to the rear inner hallway and front inner hallway.

### Front Inner Hallway

With a radiator and doors leading to the WC and two bedrooms.

### Bedroom One

14'0" x 10'5" (4.28m x 3.19m )

Laminate flooring, UPVC double-glazed bay window to the front, and radiator.

### Bedroom Two

10'8" x 8'10" (3.27m x 2.7m )

Laminate flooring, UPVC double-glazed window to the side, and radiator.

### WC

Fitted with a low-level WC, wash-hand basin inset to vanity unit, tiled flooring and splashback, extractor fan, and UPVC double-glazed window to the side.

### Rear Inner Hallway

Laminate flooring, and doors to the shower and two bedrooms.

### Bedroom Three

14'11" x 6'4" (4.55m x 1.94m )

Laminate flooring, UPVC double-glazed window to the rear and side, and radiator.

### Bedroom Four

14'11" x 6'4" (4.55m x 1.94m )

Laminate flooring, UPVC double-glazed window to the rear, and radiator.

### Shower Room

Incorporating a three piece suite comprising: shower,

wash-hand basin inset to vanity unit, low-level WC, tiled flooring and splashbacks, UPVC double glazed window to the side, and radiator.

### Outside

To the front of the property, you will find a small courtyard style area, and gated side access leading to the private and enclosed rear garden which is primarily gravelled, with mature trees and fence boundaries.

### Material Information:

Leasehold

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

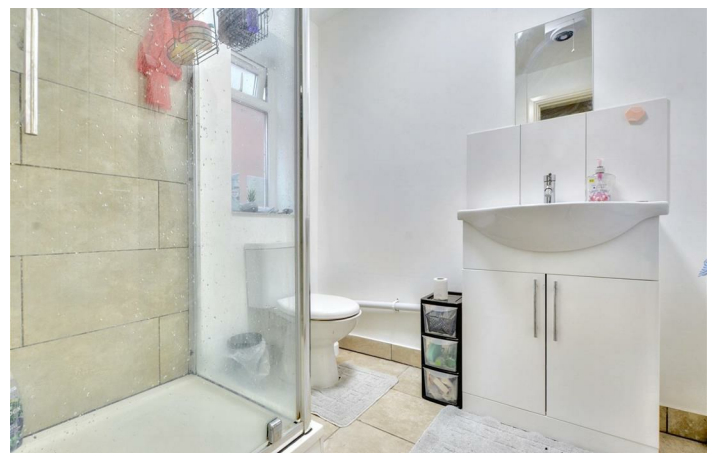
Planning Permissions/Building Regulations: None

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.

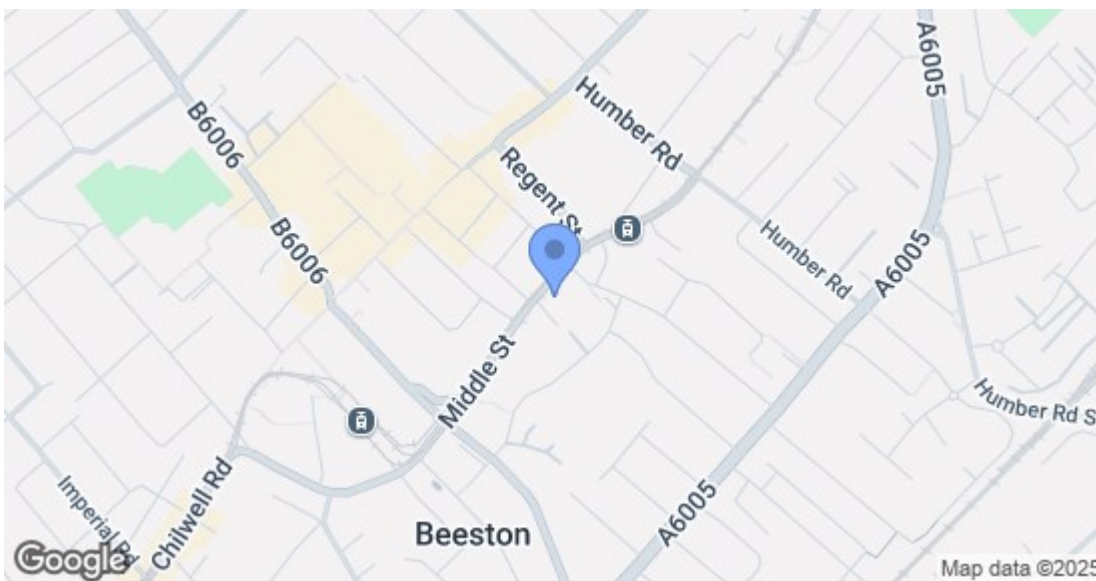




## GROUND FLOOR



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			
(81-91) B			
(69-80) C		70	76
(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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