



Longlands Road,  
Beeston Rylands, Nottingham  
NG9 1LR

**£260,000 Freehold**





A three bedroom end-terrace house with a conservatory to the rear.

Available to the market with the benefit of chain free vacant possession and open plan kitchen diner, this versatile property is considered ideal for a first time buyer or family purchaser.

In brief the internal accommodation comprises: entrance porch, WC, hallway, lounge, kitchen diner and conservatory to the ground floor, rising to the first floor are three bedrooms, and a modern shower room.

Outside the property sits in a generous and mature plot, with various well stocked beds and borders, with mature shrubs, trees and lawned areas, patio, and a drive providing car standing with the garage beyond.

Occupying an established and sought-after residential location, within easy walking distance of local shops, well placed for Beeston Train Station, and canal which leads through to Attenborough Nature Reserve.



### Entrance Poirch

UPVC double glazed entrance door, tiled flooring, UPVC double glazed sliding door to inner hallway.

### WC

Fitted with a low-level WC, wall mounted wash-hand basin, wall mounted heated towel rail, and UPVC double glazed window.

### Sitting Room

20'0" x 11'3" (6.12m x 3.44m )

UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, radiator, and a fuel effect gas fire with stone style surround, and tiled hearth.

### Kitchen Diner

20'4" x 11'9" decreasing to 8'4" (6.20m x 3.59m decreasing to 2.56m )

With an extensive range of fitted wall and base unit, work surfacing with tiled splashback, one and a half bowl sink with mixer tap, inset gas hob with electric oven and grill below, plumbing for a washing machine, tiled flooring, radiator, under stairs storage cupboard, UPVC double glazed windows to both front and rear, meter cupboard, and UPVC double glazed door to the conservatory.

### Conservatory

11'7" x 6'5" (3.55m x 1.98m )

UPVC double glazed windows, and patio door to the rear garden.

### First Floor Landing

With loft hatch and doors through to the bathroom and three bedrooms.

### Bedroom One

20'1" x 8'5" decreasing to 6'7" (6.13m x 2.59m decreasing to 2.03m )

UPVC double glazed windows to front and rear, and two radiators.

### Bedroom Two

10'9" x 9'1" (3.30m x 2.77m )

UPVC double glazed window, radiator, and store cupboard.

### Bedroom Three

10'7" x 7'5" (3.25m x 2.28m )

UPVC double glazed window, radiator, store cupboard housing the Vaillant boiler.

### Shower Room

8'2" x 5'4" (2.50m x 1.64m )

With modern fitments in white comprising low-level WC, wash-hand basin inset to vanity unit, shower cubicle, fully tiled walls, wall mounted heated towel rail, two UPVC double glazed windows.

### Outside

To the front the property has an established and mature garden with a hedge boundary, lawn and mature shrubs and trees, a drive provides ample car standing running along side the property, with the detached garage beyond. To the rear the property has an enclosed and private garden, with patio, outside tap, pond, lawn, and mature borders with shrubs and trees.

### Garage

16'1" x 10'1" (4.91m x 3.09m )

Up and over door to the front.

### 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

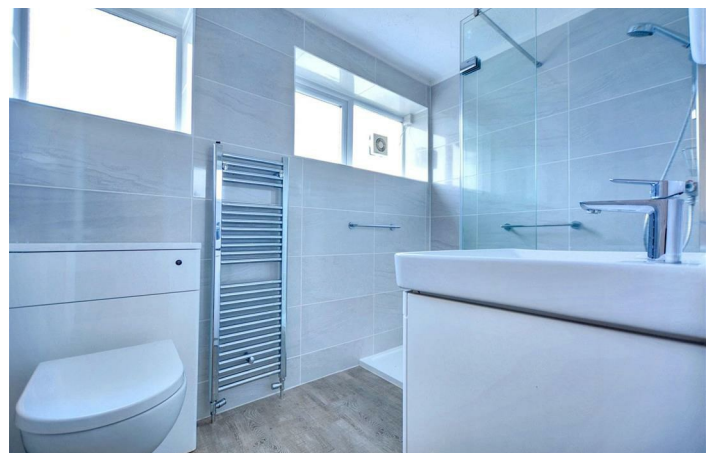
Planning Permissions/Building Unknown

Accessibility/Adaptions: None

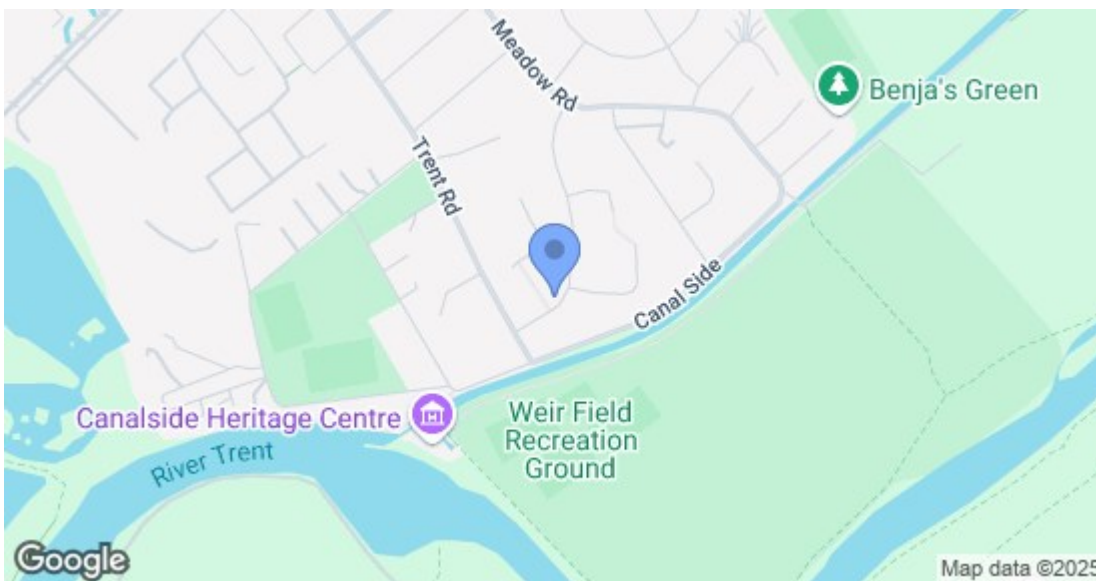
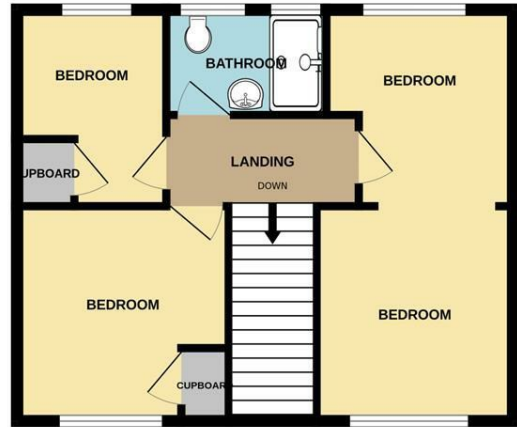
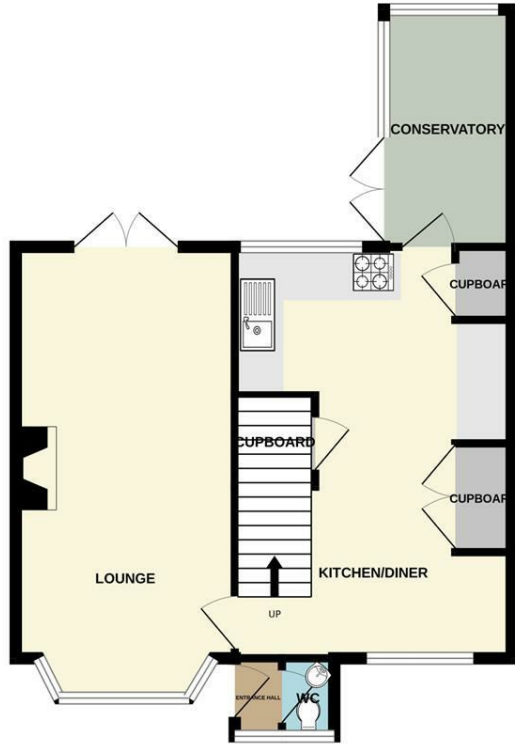
Has the Property Flooded?: No

### 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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