



Magnus Court,  
Beeston, Nottingham  
NG9 2DR

**£162,500 Leasehold**





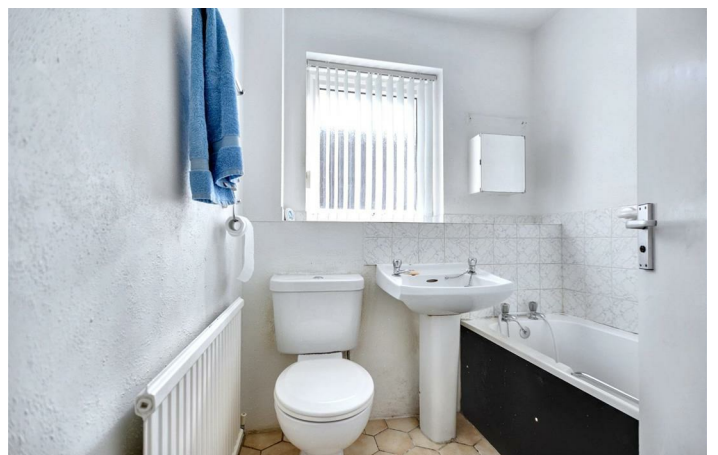
Welcome to this charming maisonette located in the desirable area of Magnus Court. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals looking for smaller accommodation.

Upon entering, you will find a spacious reception room, and two well-proportioned bedrooms offer ample space for rest and personalisation, ensuring a peaceful retreat at the end of the day. The maisonette also features a bathroom, designed with functionality in mind.

One of the standout features of this property is the availability of parking for one vehicle with a detached garage, a valuable asset in today's busy world, and both front and rear gardens. This added convenience allows for easy access to your home and peace of mind when it comes to parking.

Situated in Magnus Court, this maisonette benefits from a pleasant neighbourhood atmosphere, with local amenities and transport links within easy reach. Whether you are looking to enjoy a leisurely stroll in nearby parks or take advantage of local shops and services, this location has much to offer.

In summary, this maisonette in Magnus Court presents a wonderful opportunity for those seeking a comfortable and well-located home. With its inviting reception room, two bedrooms, gardens and convenient parking, it is a property that is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely maisonette your new home.



### Entrance Hall

UPVC double glazed entrance door, tiled flooring, two useful built-in storage cupboards, one allowing space to house a freezer or tumble dryer, radiator, and doors to the bathroom, two bedrooms, lounge diner, and kitchen.

### Kitchen

8'8" x 6'2" (2.66m x 1.89m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker, and a fridge, plumbing for a washing machine, tiled flooring and splashbacks, radiator, UPVC double glazed window to the front, and a wall mounted 'Worcester' boiler.

### Lounge Diner

17'9" x 9'11" (5.43m x 3.03m )

A carpeted reception room with UPVC double glazed window to the front, two radiators, and an electric heater.

### Bedroom One

11'11" x 9'10" (3.64m x 3.02m )

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

### Bedroom Two

9'4" x 8'11" (2.87m x 2.72m )

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

### Bathroom

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

### Outside

To the front of the property you will find a primarily paved courtyard style garden with mature shrubs and stocked borders, and to the rear there is a low maintenance gravelled area, and stocked borders.

### Garage

A single garage with up and over door to the front.

### 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: Shared Driveway giving access to garages at the rear.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

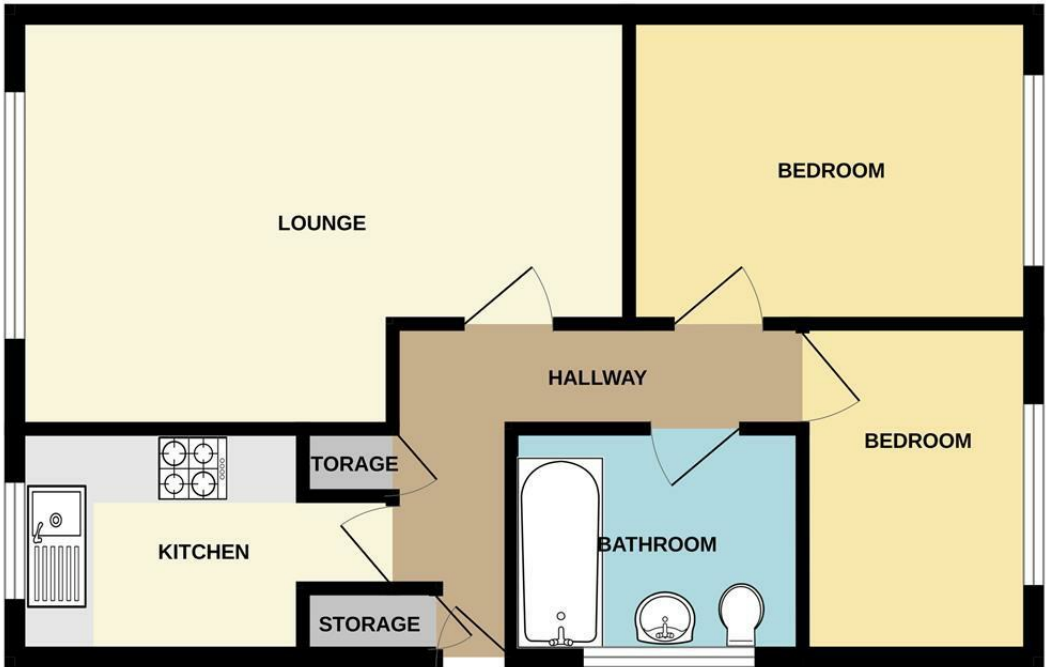
### Disclaimer:

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.

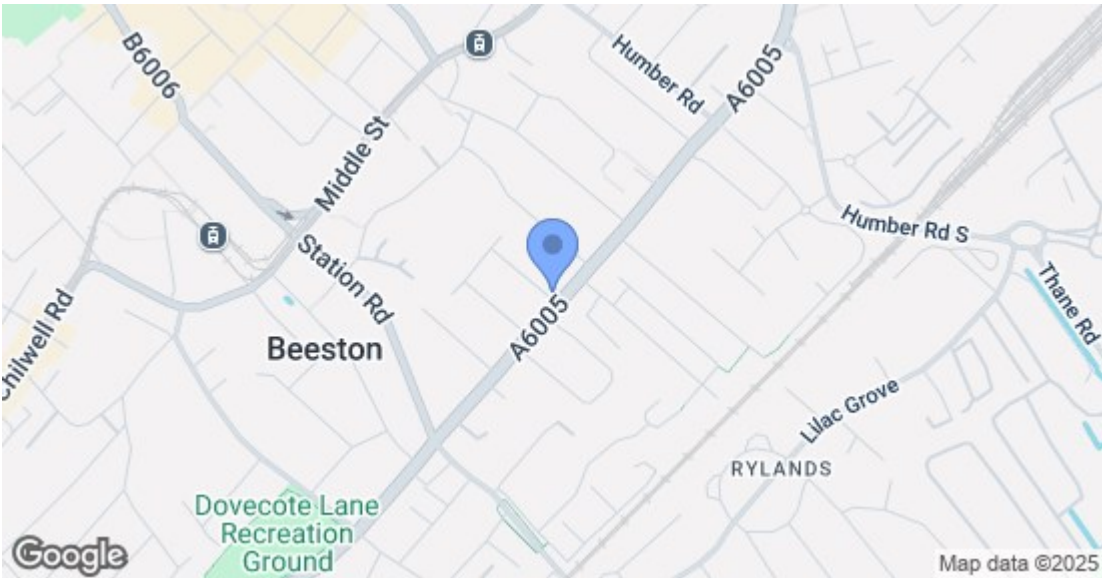




GROUND FLOOR



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales 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		
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