



Muriel Road,  
Beeston, Nottingham  
NG9 2HH

**£375,000 Freehold**





A individual three-bedroom detached house on a generous corner plot.

Displaying excellent potential for the incoming purchaser to upgrade and remodel to their tastes and requirements, this well-proportioned property has retained much of its original character and charm, and is considered a rare opportunity.

In brief the spacious interior comprises: entrance hall, large sitting room, dining room and kitchen to the ground floor, rising to the first floor are three good sized bedrooms, separate WC and bathroom.

Outside the property sits in mature gardens to all sides, various well stocked beds and borders with mature shrubs and trees, and a detached garage and drive to the rear, tucked away in an established and sought-after residential location, yet convenient for Beeston town centre, excellent transport links, and a wide range of other facilities.



A recess porch shelters the original wooden door with leaded glazing and flanking windows.

#### Entrance Hallway

Radiator, stairs to the first floor landing, useful under stairs cupboard, and further walk-in cupboard with wooden window.

#### Sitting Room

16'11" x 15'10" (5.16m x 4.85m )

UPVC double glazed bay window to the front, further UPVC double glazed window to the side, radiator, Adam-style fire surround with fuel effect electric fire.

#### Dining Room

14'6" x 10'9" decreasing to 6'0" (4.43m x 3.30m decreasing to 1.83m )

UPVC double glazed patio door, radiator, fitted wardrobe, and Adam-style tiled fire surround.

#### Kitchen

7'4" x 7'3" (2.26m x 2.22m )

Fitted wall and base units, work surfacing with splashback, Amico gas cooker, plumbing for a washing machine, single sink and drainer with mixer tap, UPVC double glazed window, wooden door to the exterior, and walk-in pantry/storage area.

#### First Floor Landing

With wooden window and radiator.

#### Bedroom One

15'10" x 13'4" (4.85m x 4.07m )

UPVC double glazed window and radiator.

#### Bedroom Two

10'9" x 8'11" (3.28m x 2.72m )

Wooden window and radiator.

#### Bedroom Three

9'11" x 9'8" (3.03m x 2.95m )

UPVC double glazed window and radiator.

#### WC

Fitted with a low-level WC, and UPVC double glazed window.

#### Bathroom

Bath with Bristan shower over, pedestal wash-hand basin, radiator, UPVC double glazed window, and airing cupboard housing the Worcester boiler.

#### Outside

To the front and side, the property has an established garden, with lawn, various well stocked beds and borders with mature shrubs and trees. To the rear the property has a patio, and further shrubs borders beyond, lawn, and detached garage and driveway 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

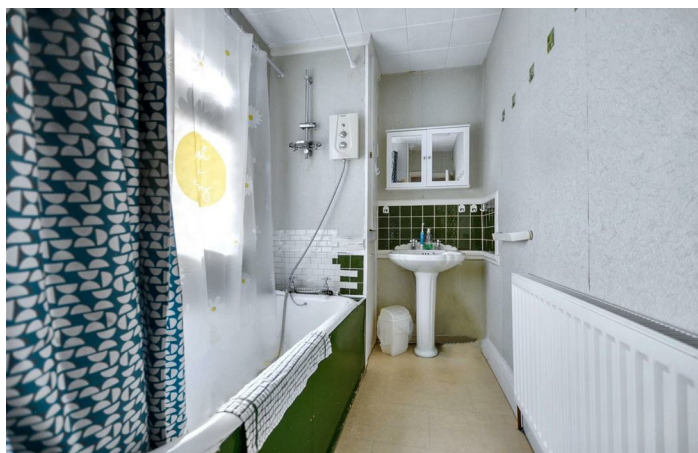
Planning Permissions/Building Regulations: None from current vendor.

Accessibility/Adaptions: None

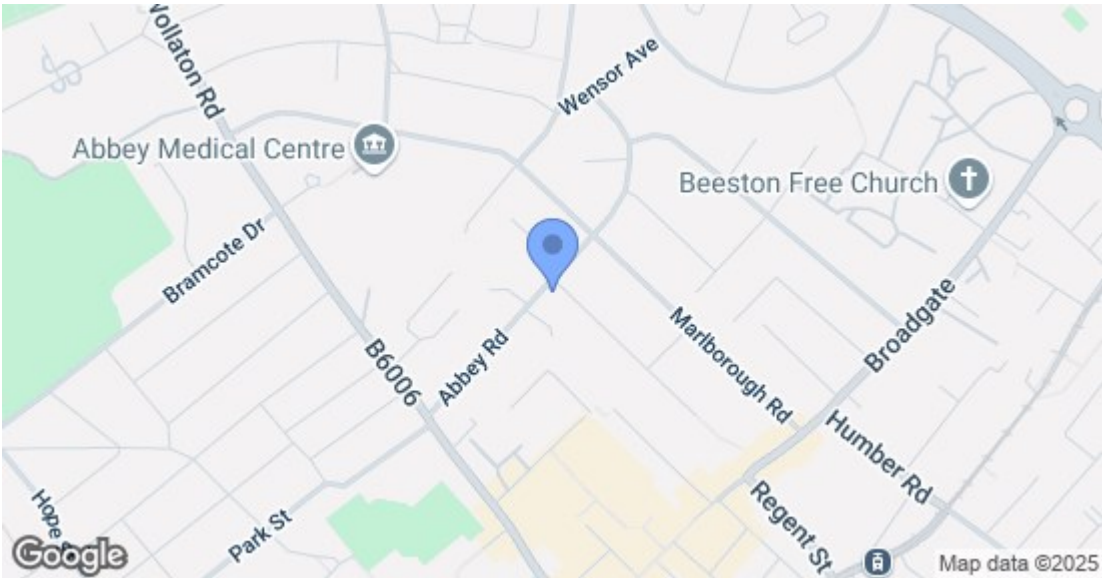
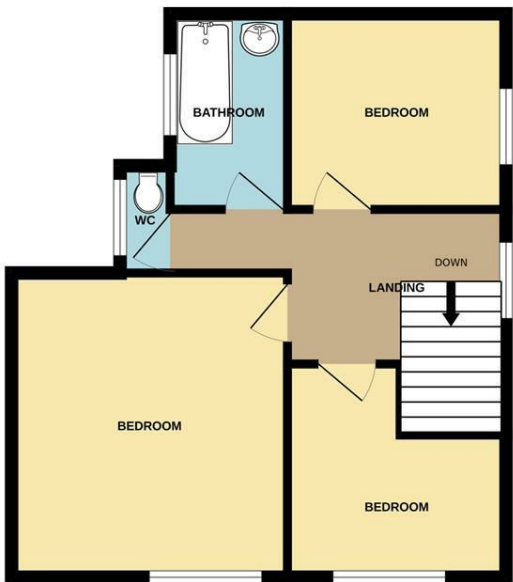
Has the Property Flooded?: No

#### 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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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