



Queens Road,
Beeston, Nottingham
NG9 1JA

£400,000 Freehold



A traditionally styled and constructed substantial three/four bedroom Victorian semi-detached house.

Having been comprehensively renovated over recent years by the current vendors, this excellent house has retained much of its original character and charm, but also benefits from good quality contemporary fixtures and fittings throughout.

In brief the spacious and extensive interior arranged over three floors comprises: entrance porch, entrance hall, sitting room, dining room, large open plan kitchen diner, rising to the first floor, are three good sized bedrooms and bathroom, and to the second floor is an attic/bedroom.

Outside the property has a drive to the front, and established and low maintenance garden, and to the the rear there is an private and enclosed, easily maintained garden with decking and synthetic grass.

Occupying a convenient and central Beeston location, within walking distance of the town centre, train station and tram stops, as well as being well placed for a wide variety of other facilities, this great house will appeal to a wide range of potential purchasers.



Porch

UPVC double glazed entrance door, feature original hearth tile walls, and secondary UPVC double glazed door the entrance hallway.

Entrance Hall

Radiator, useful under stairs cupboard, and stairs off to the first floor landing.

Sitting Room

16'0" x 12'4" (4.88m x 3.76m)

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

Dining Room

13'1" x 10'2" (4m x 3.11m)

Two UPVC double glazed windows, radiator, and a fuel effect fire with Adam-style surround.

Kitchen Diner

22'5" x 10'9" (6.84m x 3.28m)

With an extensive range of fitted wall and base units, oak work surfacing, single sink and drainer unit with mixer tap, inset electric oven and microwave, inset induction hob with air filter above, integrated dishwasher, integrated under counter fridge and separate under counter freezer, plumbing for a washing machine, UPVC double glazed window and patio door to the rear garden, spotlights, and radiator.

First Floor Landing

With stairs off to the second floor attic/bedroom, and doors leading into the bathroom and three bedrooms.

Bedroom One

16'2" x 11'11" plus deep bay (4.94m x 3.64m plus deep bay)
UPVC double glazed boxed bay window, further UPVC double glazed window, and radiator.

Bedroom Two

12'11" x 10'3" (3.96m x 3.14m)

UPVC double glazed window, radiator, feature cast iron fire place.

Bathroom

8'6" x 6'1" (2.61m x 1.87m)

Fitted with a low-level WC, P-Shaped bath with mains controlled shower over, wash-hand basin inset to vanity unit, fully tiled walls, UPVC double glazed window, and wall mounted heated towel rail.

Bedroom Three

13'6" x 10'11" (4.12m x 3.35m)

UPVC double glazed window, radiator, feature cast iron fire place, and cupboard housing the Ideal combination boiler.

Attic/Bedroom

15'0" x 11'8" (4.58m x 3.57m)

UPVC double glazed window, and eaves storage cupboard.

NB: potential purchasers should note this loft room was converted in 1964, before the requirement of modern building regulation compliance.

Outside

To the front, the property has a drive providing car standing, a path to the door, gravelled area, and established shrubs. Gated access leads to the rear and enclosed garden. To the rear the property has a gravelled area, decking, outside tap, synthetic grass, and a timber shed with power.

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

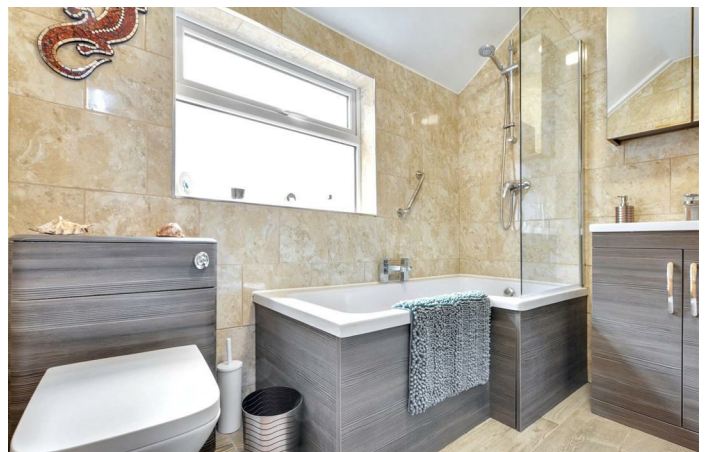
Planning Permissions/Building Regulations: No: left converted by previous owner in 1964

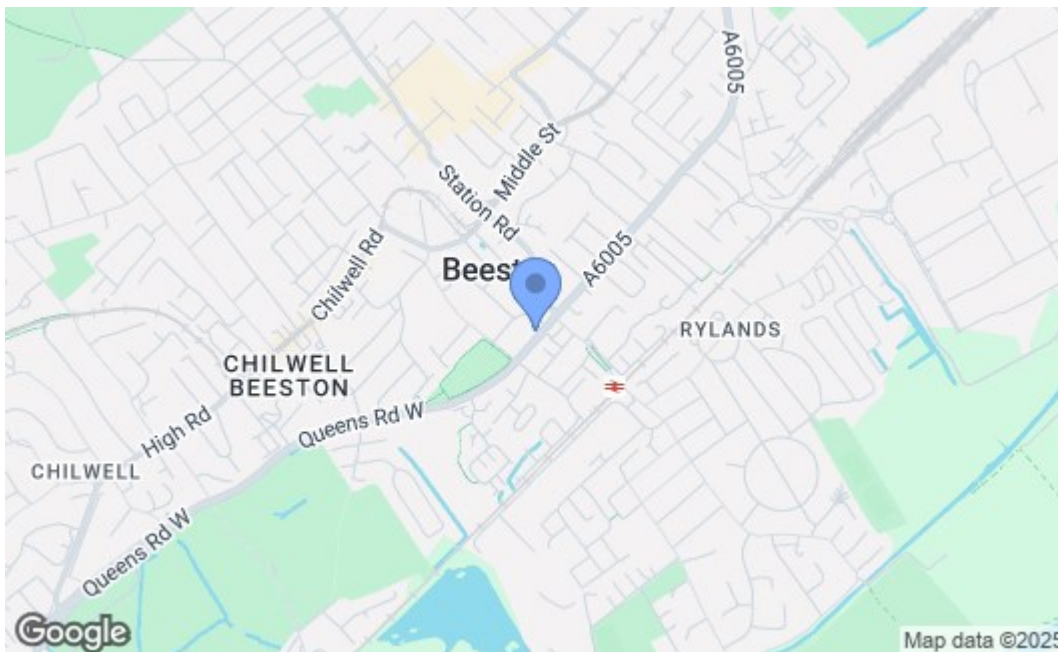
Accessibility/Adaptions: None

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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