



Woodside Road,  
Beeston, Nottingham  
NG9 2SB

**£250,000 Freehold**



Situated within walking distance of Nottingham University, you are conveniently placed with an array of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links with both bus and tram stops on the road.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase, this could include first time buyers, young professionals or buy to let investors looking to add to a portfolio.

In brief the internal accommodation comprises; an entrance hall, living room and breakfast kitchen. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

To the front is a large block paved driveway with ample off-street parking for multiple cars. The enclosed rear garden is then primarily lawned with a paved seating area and hedged shrubs.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to a carpeted entrance hall with radiator.

### Living Room

15'1" x 11'1" (4.61m x 3.40m )

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the both the front and rear aspect.

### Breakfast Kitchen

14'11" x 9'0" (4.55m x 2.75m )

A range of wall and base units with work surfacing over, inset sink with drainer and mixer tap. Space and fitting for freestanding appliances to include gas cooker, fridge freezer, dryer and washing machine. A useful pantry cupboard, UPVC double glazed window to both the front and rear aspect and composite door out into the garden.

### First Floor Landing

A carpeted landing, with UPVC double glazed window to the rear aspect and access to the loft hatch.

### Bedroom One

14'4" x 8'1" (4.39m x 2.47m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

9'0" x 8'2" (2.76m x 2.49m )

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

### Bedroom Three

8'3" x 6'8" (2.52m x 2.05m )

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

### Bathroom

6'3" x 5'2" (1.92m x 1.59m )

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, radiator, vinyl flooring and UPVC double glazed window to the rear.

### Outside

To the front is a large block paved driveway with ample off-street parking for multiple cars. The rear garden has a paved seating area and lawned beyond with space for a shed.

### 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: Right of way through number 93 only, to access rear garden.

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

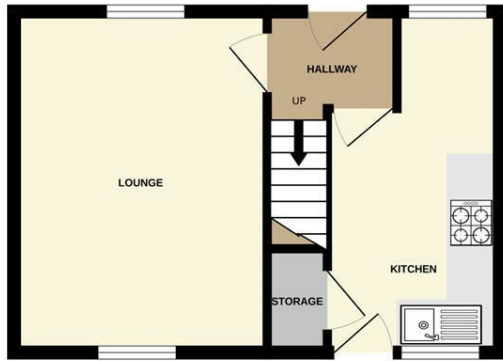
### Disclaimer:

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.

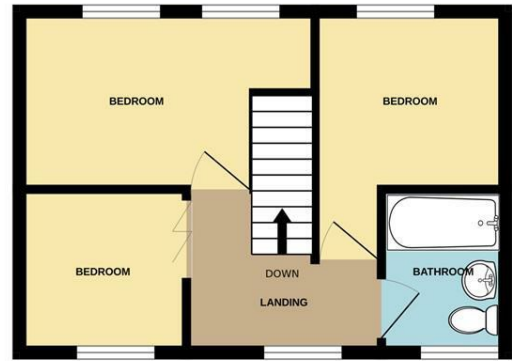




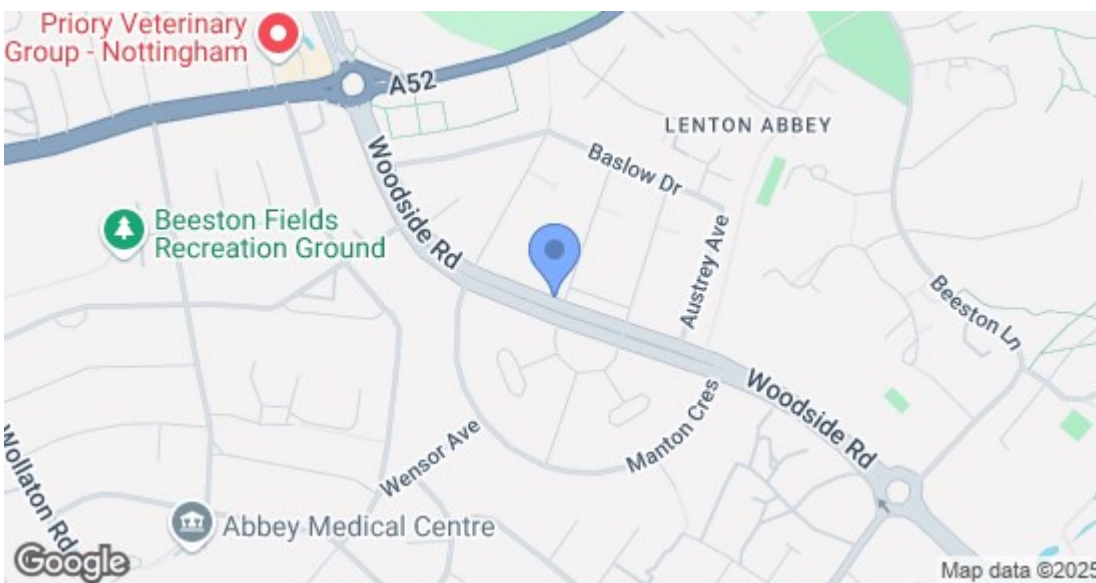
GROUND FLOOR



1ST 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			
<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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