



Multimode Close,  
Beeston, Nottingham  
NG9 1NY

**£260,000 Freehold**





Situated just a short walk to the high street, you are within a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan living, dining and kitchen and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a lawned space, driveway for two cars in tandem and gated side access to the rear garden. This is primarily lawned with a paved seating area.

Having been newly built in 2022, and well maintained by the current vendors this fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing, throughout, making this an energy efficient home with increased insulation to ensure lower bills throughout the year. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Composite door through to the entrance space with tiled flooring and radiator.

### Open Plan Kitchen Living Diner

#### Kitchen Area:

A range of wall and base units with work surfacing over, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven, fridge freezer, dishwasher and washer dryer, wall mounted boiler, tiled flooring and UPVC double glazed window to the front aspect with fitted shutters.

#### Lounge Area:

A carpeted reception area, with radiator and UPVC double glazed French doors to the rear garden with fitted shutters.

### Downstairs WC

Low flush WC and wash hand basin with tiled splashback, radiator, tiled flooring and UPVC double glazed window to the side aspect.

### Bedroom One

12'10" x 8'10" (3.92m x 2.70m )

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

### Bedroom Two

12'10" x 7'9" (3.92m x 2.37m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls and heated towel rail.

### Outside

To the front of the property is a well maintained lawned garden, with mature shrubs and driveway for two cars in tandem. The rear garden is primarily lawned, with a paved seating area, space for a shed and fenced boundaries.

### 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

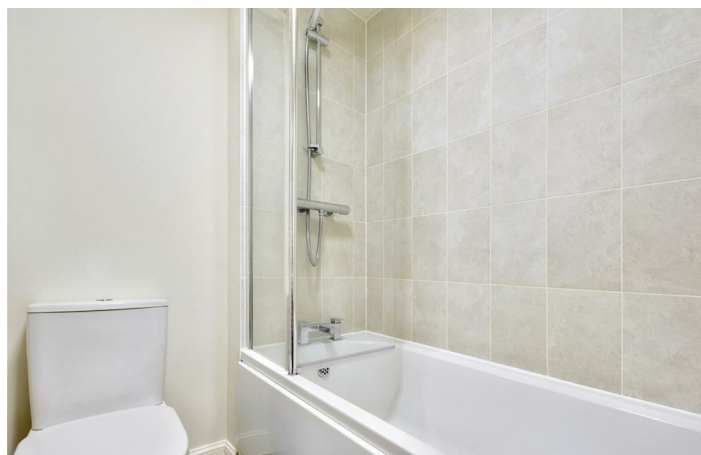
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

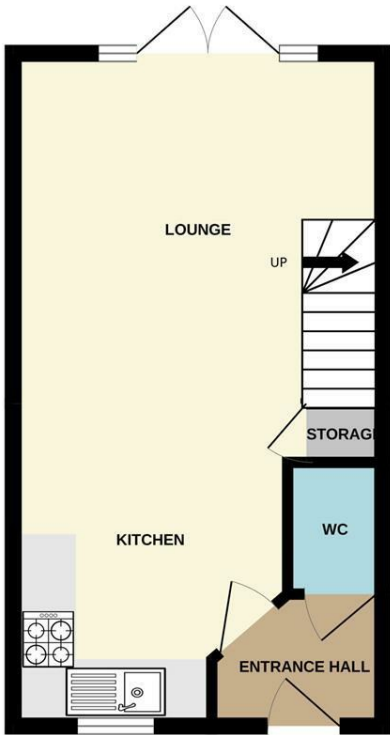
### Disclaimer:

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.

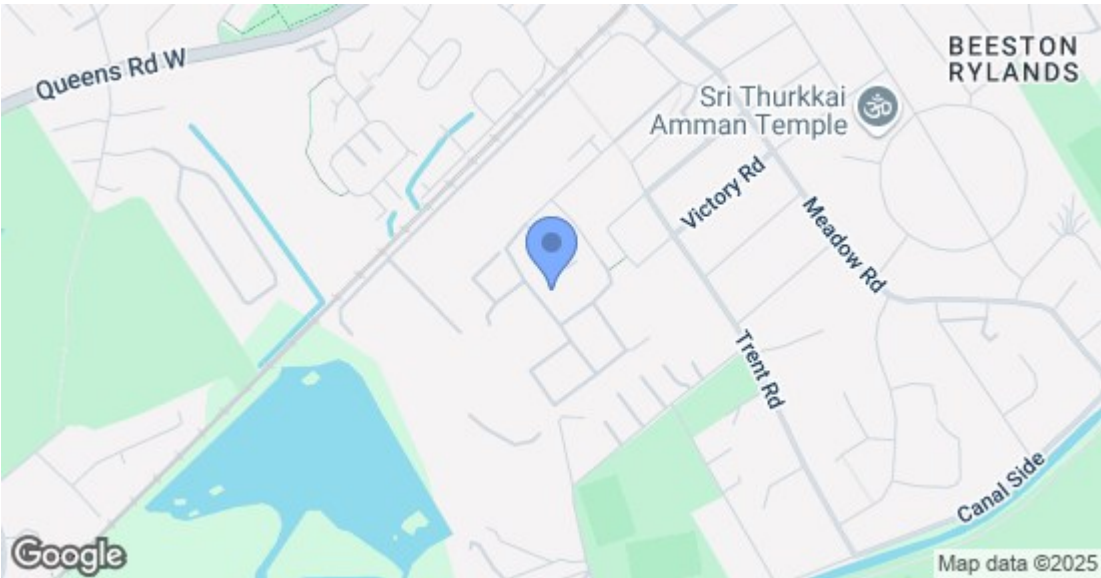
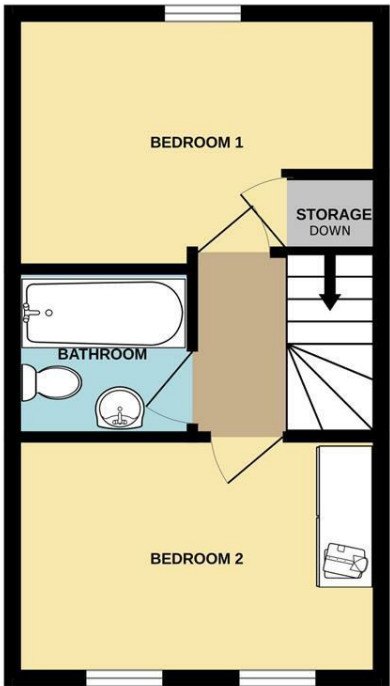




GROUND FLOOR



1ST FLOOR



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		
	83	74
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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