



Queens Road West,
Beeston, Nottingham
NG9 1GT

£245,000 Freehold



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

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

In brief the internal accommodation comprises; an entrance hall, living room, breakfast kitchen, conservatory and downstairs WC to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside to the front of the property is a gravelled garden, with potential to covert into a driveway subject to the relevant planning consents being approved. Then the enclosed rear is paved keeping it low maintenance with the space for a shed.

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



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall.

Living Room

10'2" x 13'9" (3.10 x 4.21)

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

Breakfast Kitchen

13'4" x 11'1" (4.07 x 3.40)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer, access to a useful pantry cupboard and UPVC double glazed window and door out to the conservatory.

Conservatory

A carpeted room, with space and fittings for a freestanding washing machine and windows and door out to the garden.

Downstairs WC

Low flush WC

Bedroom One

10'2" x 12'0" (3.10 x 3.66)

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

Bedroom Two

7'2" x 11'2" (2.20 x 3.42)

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

Bedroom Three

6'9" x 8'6" (2.06 x 2.60)

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

Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath mains powered shower above and glass shower screen, part tiled walls and UPVC double glazed windows to the front aspect.



Outside

To the front is a gravelled driveway with gated access and paved footpath to the entrance door. The enclosed rear is then fully paved keeping it low maintenance 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: None

Planning Permissions/Building Regulations: None

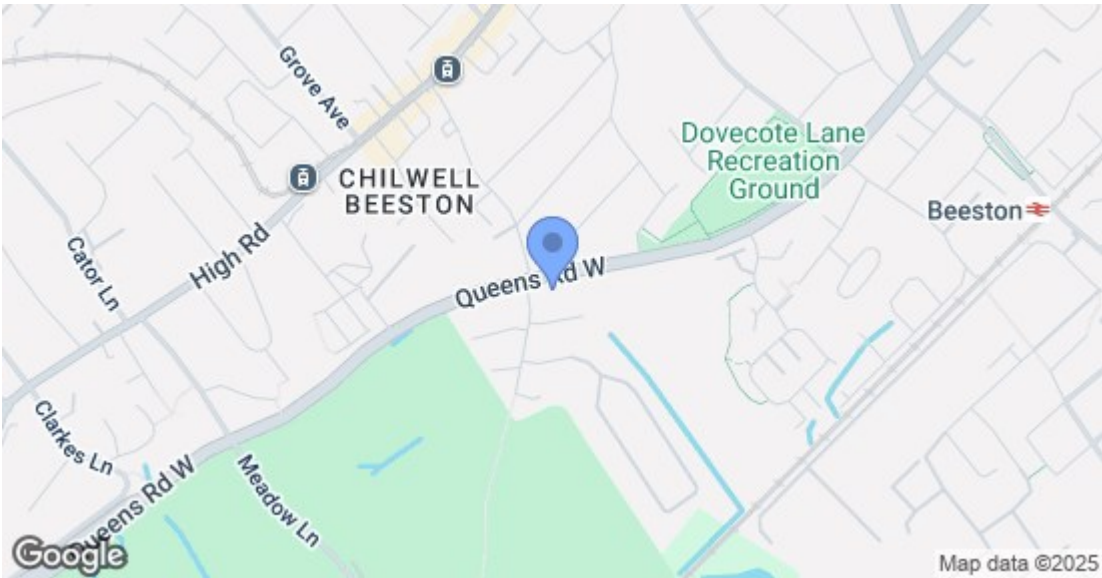
Accessibility/Adaptions: None

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.





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		
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