



Imperial Road,  
Beeston, Nottingham  
NG9 1FN

**£270,000 Freehold**



Situated just a short walk 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 fantastic 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: lounge, dining room, kitchen and WC to the ground floor. Then rising to the first floor are two double bedrooms and the bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The enclosed rear garden is primarily pebbled with a decked seating area, shrubs and fenced boundaries.

Having been revamped in recent months by the current vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Lounge

12'4" x 11'6" (3.78m x 3.52m )

Composite door through to the living room. This reception room benefits from laminate flooring, radiator and two UPVC double glazed windows to the front aspect.

### Dining Room

15'6" x 11'6" (4.73m x 3.52m )

Reception room , with laminate flooring, radiator, UPVC double glazed window to the rear aspect and stairs to the first floor.

### Kitchen

14'0" x 5'10" (4.28m x 1.79m )

Galley kitchen with a range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine, wall mounted cupboard housing the boiler, two windows and door to the rear garden and radiator.

### Downstairs WC

Low flush WC and wash hand basin and window to the rear garden.

### First Floor Landing

A carpeted landing space.

### Bedroom One

12'2" x 11'2" (3.73m x 3.42m )

A double bedroom, with carpeted flooring, radiator, period feature fireplace, built in storage cupboard with access to the loft hatch and UPVC double glazed window to the front aspect.

### Bedroom Two

11'10" x 8'1" (3.63m x 2.48m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings

and glass shower screen, part tiled walls, radiator, laminate flooring and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is walled frontage with picket fencing and pebbles. The rear garden is primarily pebbled with a decked seating area, greenery 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.



Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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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