



Alexandra Crescent,
Beeston, Nottingham
NG9 2BQ

£220,000 Freehold



A well-presented three-bedroom, end of terrace property with the benefit of no upward chain.

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 part refurbished 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, living room and kitchen diner. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway with ample off-street parking and gated side access to the rear. This has a paved seating area and lawned beyond.

This great 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.



Entrance Hall

Hard wood door through to a carpeted entrance hall with radiator.

Living Room

13'2" x 12'0" (4.03m x 3.68m)

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

Kitchen Diner

16'5" x 9'9" (5.01m x 2.98m)

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. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, UPVC double glazed window and sliding door to the rear garden.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect.

Bedroom One

10'5" x 10'0" (3.18m x 3.05m)

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

Bedroom Two

12'3" x 9'4" (3.741m x 2.87m)

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

Bedroom Three

8'1" x 6'9" (2.48m x 2.07m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, radiator and UPVC double glazed window to the side aspect.

Outside

To the front of the property is a block paved driveway with paved side access to the rear garden. This has a paved seating area, lawned space beyond 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

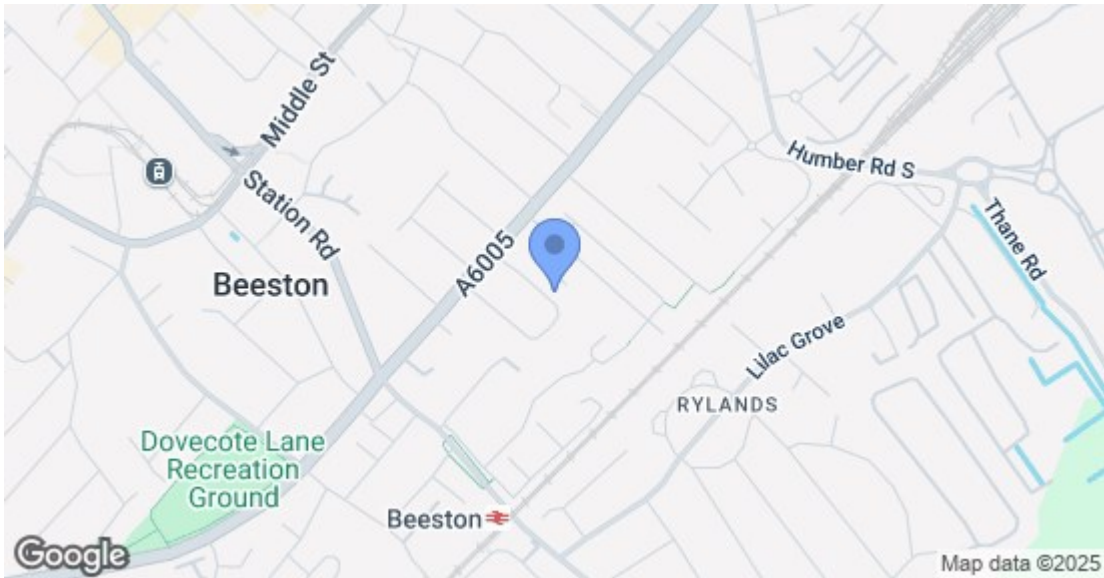
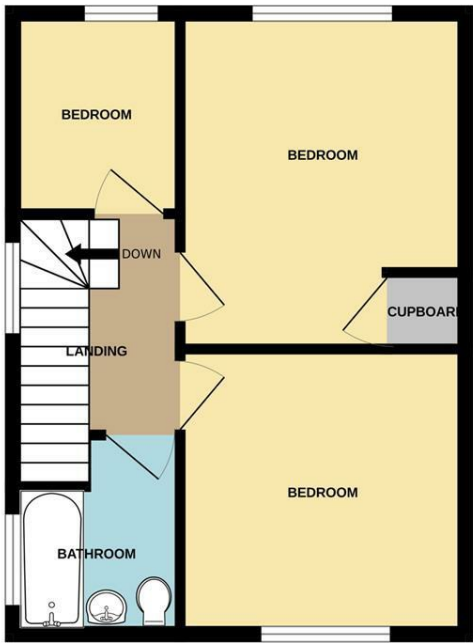
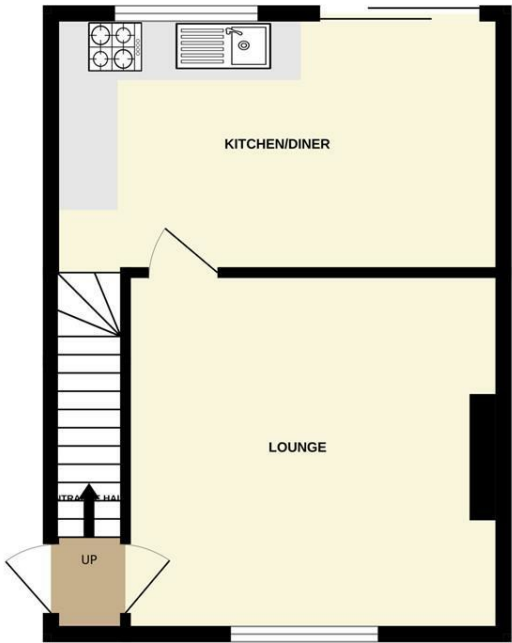
Does the property have spray foam in the loft?: No

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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		

These details 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.