



Appleton Road,  
Beeston Rylands, Nottingham  
NG9 1NE

**£250,000 Freehold**





A lovely three bedroom, semi detached property with the benefit of no upward chain.

Just a stones throw away from Beeston Marina, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to the vibrant town of Beeston.

In brief the internal accommodation comprises; An entrance hall, lounge and open plan kitchen diner to the ground floor. Then rising to the first floor are three well proportioned bedrooms and bathroom.

Outside the property to the front is a low maintenance artificial lawn and a block paved driveway with ample off street parking, leading to a detached garage and the gated rear access. This is primarily lawned with mature shrubs.

This delightful property is offered to the market with gas central heating and UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with access to a useful storage cupboard.

### Lounge

15'6" x 11'3" (4.73m x 3.45m )

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

### Kitchen Diner

15'5" x 11'0" (4.72m x 3.36m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl 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. Two pantry cupboard, UPVC double glazed windows to both the side and rear aspect and UPVC double glazed door out to the rear garden.

### First Floor Landing

A carpeted landing space with fitted storage cupboard and access to the loft hatch.

### Bedroom One

11'3" x 9'1" (3.43m x 2.79m )

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

### Bedroom Two

10'6" x 8'4" (3.22m x 2.56m )

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

### Bedroom Three

7'0" x 5'6" (2.14m x 1.69m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, aqua splash back, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is an artificial lawn with a block paved driveway leading to a detached garage. The rear garden is primarily lawned, with mature shrubs 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:

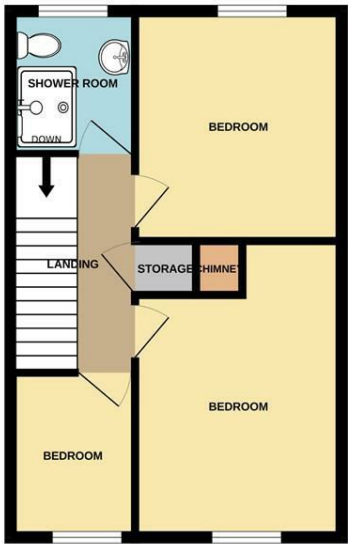
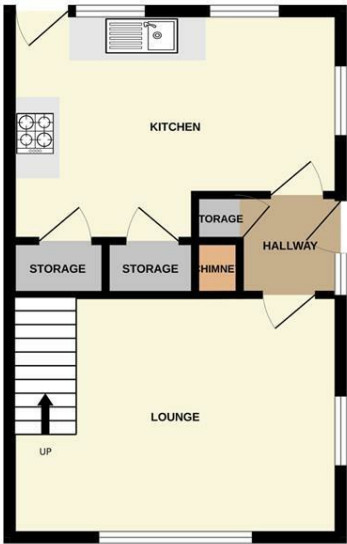
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



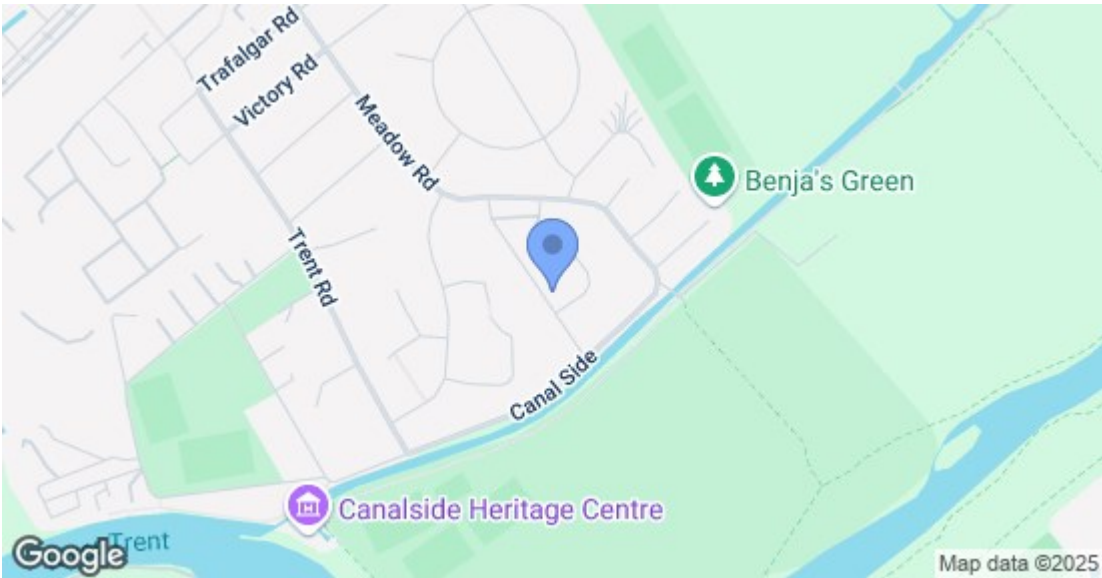


GROUND FLOOR

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		84
(81-91) B		
(69-80) C		58
(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 <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		
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