

Waterloo Road,  
Beeston, Nottingham  
NG9 2BU

**£195,000 Freehold**





A well-presented and proportioned two-bedroom mid-terrace house.

Tucked away in an established and sought-after residential location, this great property is considered ideal for a first time buyer, investor, or those looking to downsize.

In brief the internal accommodation comprises: entrance porch, hallway, kitchen, open plan living diner, then rising to the first floor and two bedrooms and bathroom.

Outside the property has paving to the front, and the rear has an enclosed primarily lawned garden with decking.

Within in easy walking distance of Beeston train station and Tram stops, and readily accessible for Beeston town centre which offers a wide variety of amenities, this ready to move into house, is well worthy of viewing.



### Entrance Porch

UPVC double glazed door leads to the porch, then a secondary UPVC double glazed door leads to entrance hallway.

### Entrance Hallway

With radiator, and stairs off to the first floor landing.

### Kitchen

13'3" x 6'2" (4.04m x 1.88m )

Fitted wall and base units, work surfacing with splashback, breakfast bar, single sink with mixer tap, inset electric hob, inset electric oven, concealed Worcester boiler, plumbing for washing machine, UPVC double glazed window and radiator.

### Lounge Diner

13'8" x 12'8" (4.17m x 3.88m )

UPVC double glazed patio doors lead into the rear garden, radiator, and under stairs recess.

### First Floor Landing

With loft hatch and airing cupboard housing the hot water cylinder and slatted shelves.

### Bedroom One

9'7" x 9'1" (2.94m x 2.79m )

UPVC double glazed window, radiator, and recessed wardrobe.

### Bedroom Two

12'9" x 10'2" (3.89m x 3.12m )

UPVC double glazed window, and radiator.

### Bathroom

7'7" x 6'4" (2.32m x 1.94m )

With fitments in white comprising: WC, pedestal wash-hand basin, bath with Mira shower over, fully tiled walls, tiled flooring.

### Outside

To the front, the property has paving, and to the rear the property has an enclosed garden with decking/patio, lawn, well stocked beds and borders, further patio/decking and pedestrian access to the rear.

### 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

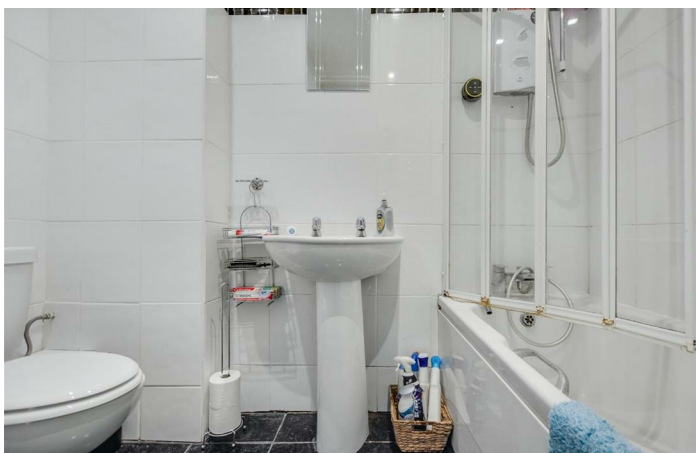
Accessibility/Adaptions: None

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

Has the Property Flooded?: No

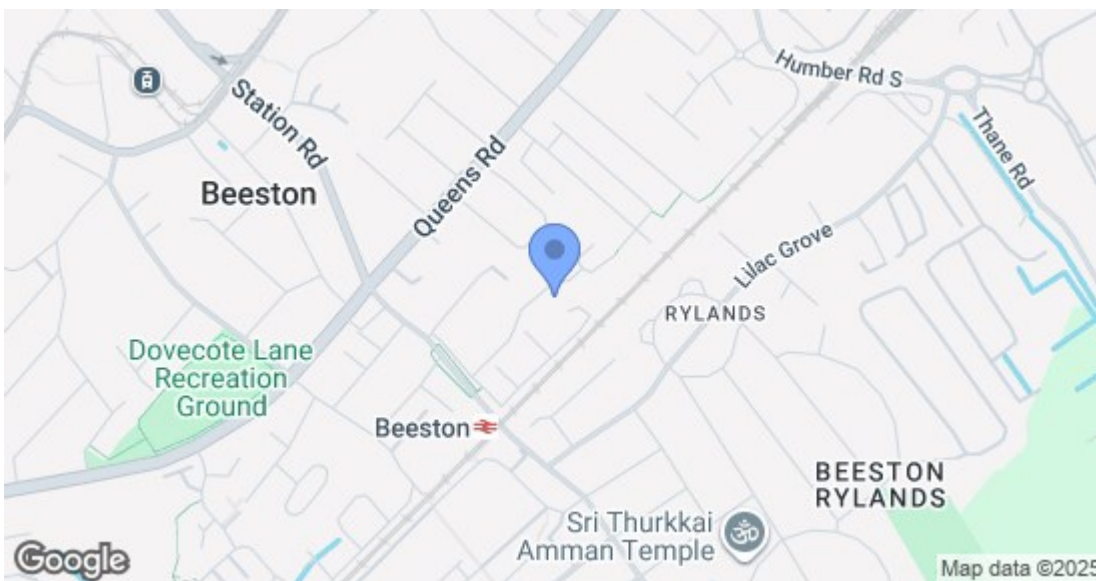
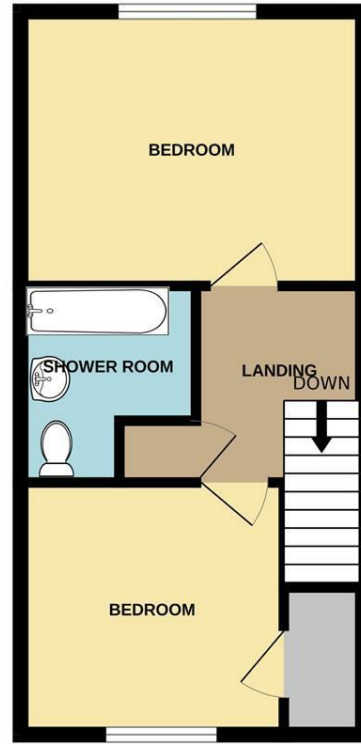
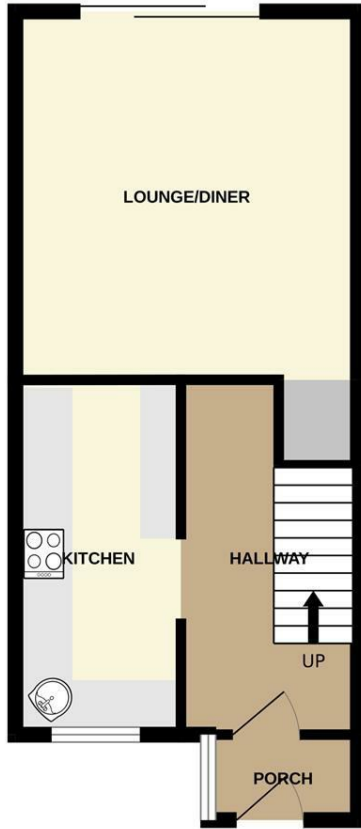
### Disclaimer:

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.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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			86
(81-91) B			
(69-80) C		72	
(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	

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.