



Derby Street,
Beeston, Nottingham
NG9 2LG

£385,000 Freehold

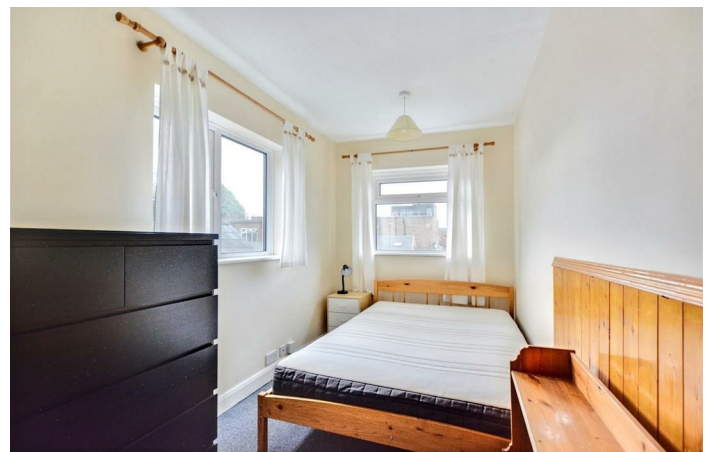


Situated in the sought-after location of Beeston, Nottingham, this impressive end-terrace house on Derby Street offers a remarkable opportunity for investors. With seven spacious bedrooms, this property provides ample room for comfortable living, making it an ideal choice for investment.

The house features a communal dining room and kitchen, and three well-appointed bathrooms ensure that there is no need to queue during busy mornings, adding to the convenience of daily life.

Outside, the property includes parking for two vehicles, a valuable asset in this bustling area. Beeston is known for its vibrant community and excellent amenities, including shops, The University of Nottingham, the QMC and parks, all within easy reach.

This property presents a unique chance to own a substantial home in a sought-after location, combining space, comfort, and practicality.



Lounge/Bedroom One

13'0" x 12'2" (3.97m x 3.72m)

UPVC double glazed entrance door and window, carpet flooring, three radiators, and a door to the open plan kitchen diner.

Kitchen Living Diner

24'4" x 12'11" (7.43m x 3.94m)

With three radiators, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, tiled splashback, space for cooker and fridge freezer, two UPVC double glazed windows to the rear, door to the garden, stairs to the first floor and doors to the further ground floor bedrooms.

Bedroom Two

16'2" x 9'10" (4.94m x 3m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and door to the shower room.

Bedroom Three

16'4" x 10'3" (4.98m x 3.13m)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and door to the shower room.

Shower Room

Incorporating a three piece-suite comprising: shower, pedestal wash-hand basin, WC, tiled splashback, wall mounted heated towel rail and extractor fan.

First Floor Landing

With stairs to the second floor and doors to the bathroom, study/dressing room, and two bedrooms.

Bedroom Four

12'1" x 11'3" (3.7m x 3.45m)

A carpeted double bedroom with feature period fireplace, UPVC double glazed window to the front, radiator, and built-in storage cupboard.

Bedroom Five

12'2" x 10'0" (3.71m x 3.06m)

A carpeted double bedroom with feature period fireplace, UPVC double glazed window to the rear and radiator.

Shower Room

Fittings in white comprising: shower with main controlled shower over, pedestal wash-hand basin, WC, tiled splashback, vinyl flooring, extractor fan, and UPVC double glazed window the front.

Bedroom Six

11'4" x 6'9" (3.46m x 2.06m)

A carpeted bedroom with UPVC double glazed window to the rear and side, radiator and opening to the study/dressing room.

Study/Dressing Room

8'9" x 6'6" (2.68m x 1.99m)

A carpeted room with UPVC double glazed window to the rear, radiator, and stairs leading to the second floor landing.

Bedroom Seven

19'3" x 13'10" (5.87m x 4.22m)

A carpeted double bedroom with UPVC double glazed window to the front and side, two radiators, feature period fireplace and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled splashbacks, radiator and extractor fan.

Outside

To the front of the property you will find a gravelled driveway providing car parking for two cars, and side access leading to the private and enclosed rear garden which includes a concrete patio overlooking the gravelled area beyond and a useful storage 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: Granted for completed extension.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	60	
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		
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