



Wollaton Road,  
Beeston, Nottingham  
NG9 2PP

**£254,500 Freehold**



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

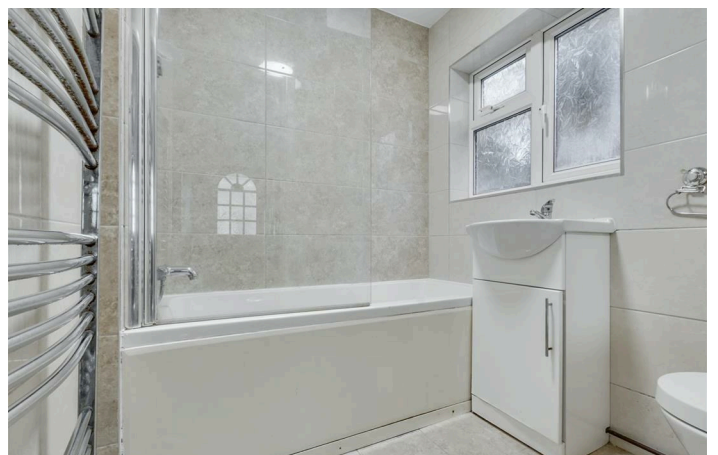
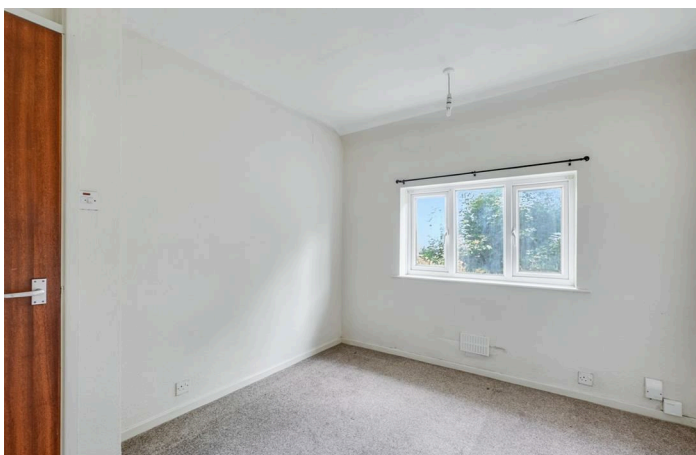
Within walking distance of Beeston High street, you are in close proximity of a wide range of local amenities including shops, restaurants, schools, healthcare facilities, public houses and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room, kitchen and bathroom to the ground floor. Then rising to the first floor are three well proportioned bedrooms.

Outside to the front is a lawned space and driveway for multiple cars. The rear garden is primarily lawned with a paved seating area.

Having been a buy to let investment by the current homeowner this fantastic 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

A carpeted entrance hall with radiator and useful understairs storage cupboard.

### Living Room

13'10" x 11'10" (4.24m x 3.63m )

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

### Kitchen

11'11" x 8'10" (3.65m x 2.70m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fitting for freestanding appliances to include fridge freezer, washing machine and dishwasher. Radiator, UPVC double glazed door to the rear garden and access to the pantry cupboard housing the boiler.

### Downstairs Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with tap shower fittings and glass shower screen, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### First Floor Landing

A carpeted landing space with access to the loft hatch, UPVC double glazed window to the side aspect and storage cupboard.

### Bedroom One

12'5" x 11'11" (3.79m x 3.64m )

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

### Bedroom Two

10'11" x 9'5" (3.35m x 2.88m )

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

### Bedroom Three

8'4" x 7'6" (2.56m x 2.29m )

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

### Outside

To the front is a lawned garden with a driveway for multiple cars and hedged boundaries. The enclosed rear is primarily lawned with a paved seating area.

### 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

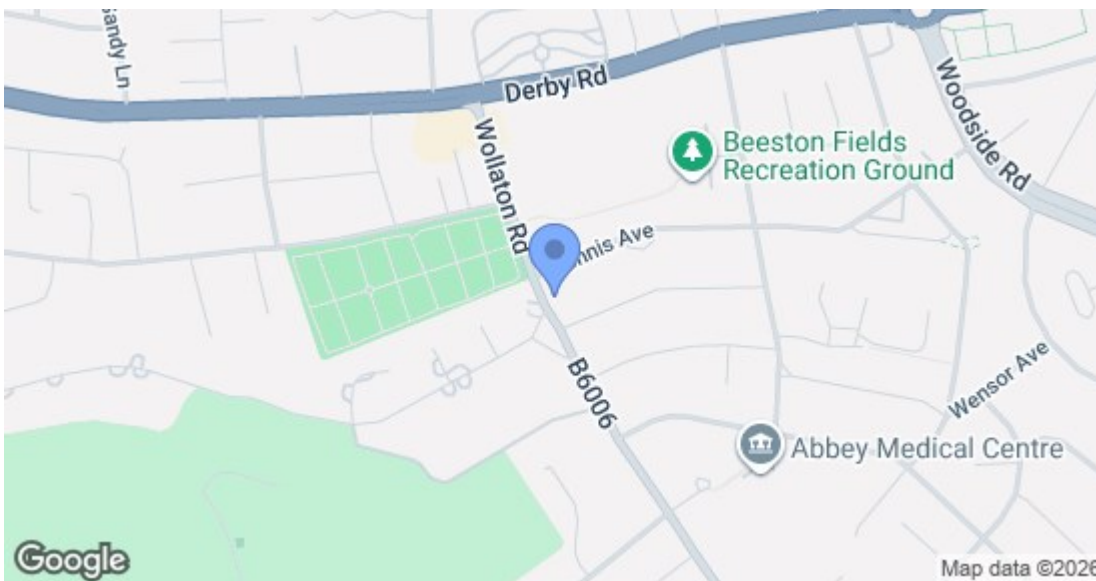


1ST FLOOR



268 WOLLATON ROAD, BEESTON

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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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