



George Avenue,  
Beeston, Nottingham  
NG9 1HD

**£190,000 Freehold**



A traditionally style three-bedroom mid-terrace house.

Tucked away in a small cul-de-sac with allotments to the rear, this well-presented property is considered ideal for a first time buyer or investor, though will appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, rising to the first floor are three bedrooms and a wet room.

Outside the property has mature well stocked gardens to both front and rear, available to the market with chain free vacant possession and within easy walking distance of local amenities including Beeston town centre, Attenborough Nature Reserve and Beeston Train station.



UPVC double glazed entrance door leads to the hallway.

#### Entrance Hallway

Radiator, and stairs off to the first floor landing.

#### Sitting Room

11'2" x 11'1" (3.42m x 3.40m )

UPVC double glazed window, radiator, wall mounted gas fire.

#### Kitchen Diner

12'0" x 11'2" (3.68m x 3.42m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset electric hob with air filter above and electric oven below, plumbing for a washing machine, radiator, under stairs cupboard and pantry cupboard, UPVC double glazed window and door to the exterior.

#### First Floor Landing

With loft hatch.

#### Bedroom One

11'1" x 10'3" (3.40m x 3.14m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Two

12'2" x 8'11" (3.71m x 2.74m )

UPVC double glazed window and radiator.

#### Bedroom Three

9'3" x 6'8" (2.82m x 2.04m )

UPVC double glazed window, radiator and fitted cupboard.

#### Wet Room

Fitted with a WC, wall mounted wash-hand basin, Mira shower, fully tiled walls, extractor fan, UPVC double glazed window and radiator.

#### Outside

To the front, the property has hedged boundary and an established garden with shrubs. To the rear the property has a yard/patio, borders with mature shrubs and trees, two integral brick stores, one of which house the Logic boiler.

#### 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

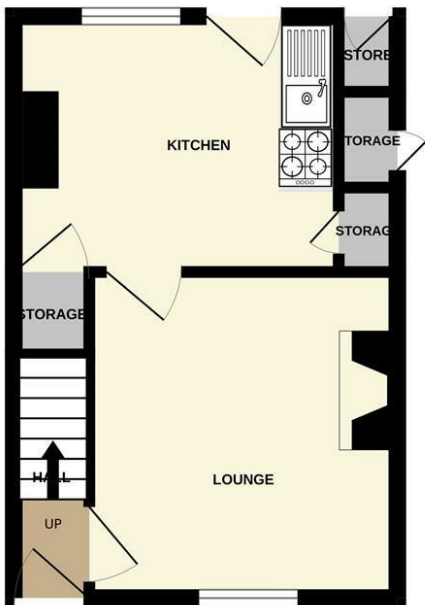
Has the Property Flooded?: No

#### Disclaimer:

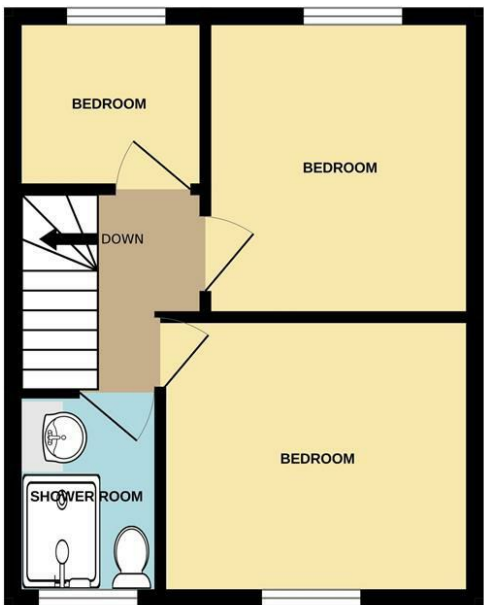
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. 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                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
|                                                                 | 67      | 77                      |
| 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 |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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