



Boundary Road,
Beeston, Nottingham
NG9 2QZ

£210,000 Freehold



Within walking distance of Beeston High Street, you are ideally placed for access to a wide range of local amenities including schools, public houses, healthcare facilities and transport links.

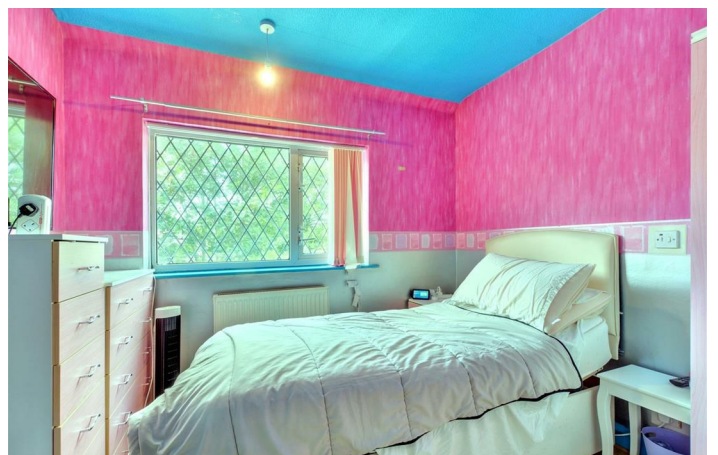
The property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add or start a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room, kitchen and conservatory. The rising to the first floor is two double bedroom and bathroom.

Outside the property to the front is a paved driveway leading to a detached garage and garden. The enclosed garden is currently decked providing a welcoming seating area.

Having been let out for a number of years, generating a healthy rental yield, the option to purchase with sitting tenants is also possible.

Offered to the market with the advantage of gas central heating and UPVC double glazing this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

Living Room

13'2" x 11'7" (4.02m x 3.54m)

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

Kitchen

13'1" x 6'11" (4.01m x 2.11m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer and UPVC double glazed window to the rear aspect.

Conservatory

Vinyl flooring with radiator and UPVC double glazed sliding door to the rear garden.

First Floor Landing

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

Bedroom One

13'1" x 10'2" (3.99m x 3.10m)

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

Bedroom Two

9'4" x 8'7" (2.86m x 2.62m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a gated driveway, leading to a detached garage. The rear garden is currently set up as a decked 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

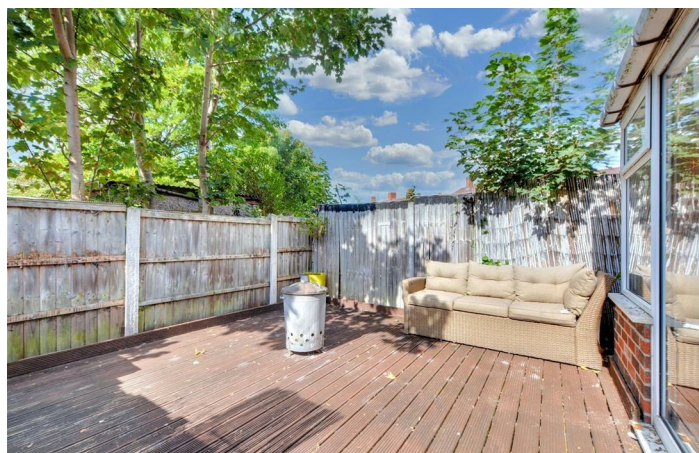
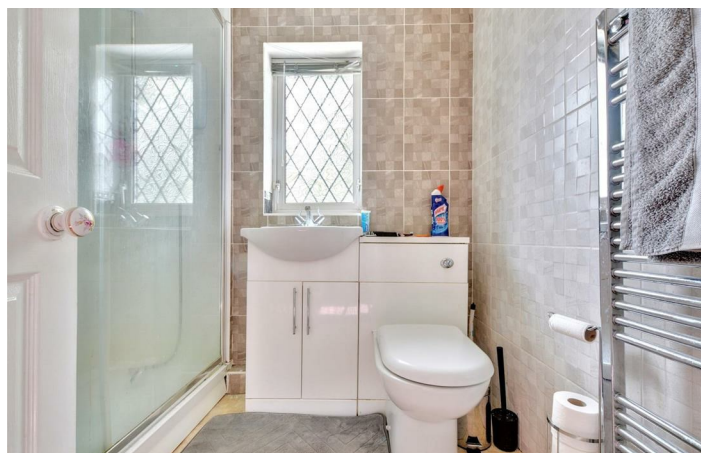
Accessibility/Adaptions: None

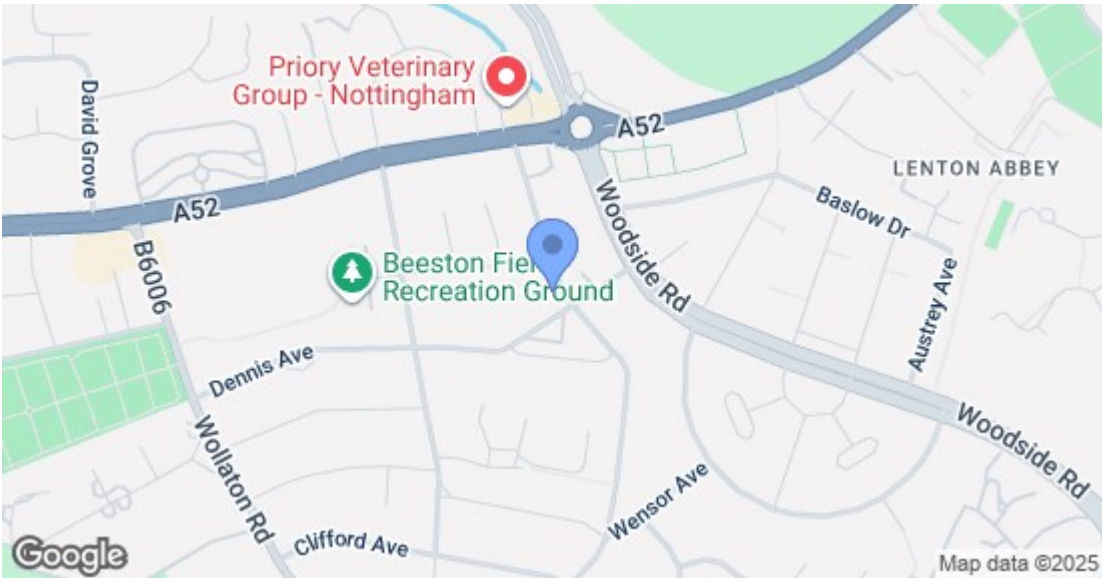
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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 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		
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