



Markham Road,
Beeston, Nottingham
NG9 3BN

£210,000 Freehold

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Situated on Markham Road in Beeston, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The end terrace position provides added privacy and a sense of space, making it a desirable choice for those who appreciate a quieter living environment.

Located in Beeston, this home benefits from a vibrant community with a range of local amenities, including shops, parks, and excellent transport links. The area is known for its friendly atmosphere and accessibility, making it an attractive option for both first-time buyers and those looking to downsize.

In summary, this end terrace house on Markham Road offers a wonderful blend of comfort, convenience, and community spirit. With its two bedrooms and inviting reception room, it is a property that promises to be a lovely place to call home. Do not miss the chance to view this charming residence and envision your future in Beeston.



Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, large under stairs storage cupboard, and door to the lounge diner.

Lounge Diner

23'5" x 11'5" (7.16m x 3.48m)

A carpeted reception room with two radiators, tiled fire place, UPVC double glazed window to the front, UPVC double glazed French doors with flanking window to the rear, and door to the kitchen.

Kitchen

8'5" x 7'5" (2.58m x 2.28m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with five burner gas hob, and air filter over, space for a fridge freezer, plumbing for a washing machine and dishwaher, UPVC double glazed window to the rear.

First Floor Landing

Two built-in storage cupboards, loft hatch, and doors to the WC, bathroom and two bedrooms.

Bedroom One

14'9" x 10'7" (4.52m x 3.24m)

A carpeted double bedroom with UPVC double glazed window to the front, built-in wardrobe, and radiator.

Bedroom Two

12'5" x 8'10" (3.81m x 2.71m)

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

Bathroom

Comprising: bath with electric shower over, pedestal wash-hand basin, tiled walls, heated towel rail, UPVC double glazed window to the rear, and spotlights.

Separate WC

Fitted with a low level WC and UPVC double glazed window to the rear.

Outside

Gated access to the rear garden, which includes patio, with a range of mature trees and shrubs, gravelled area and fence boundaries.



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

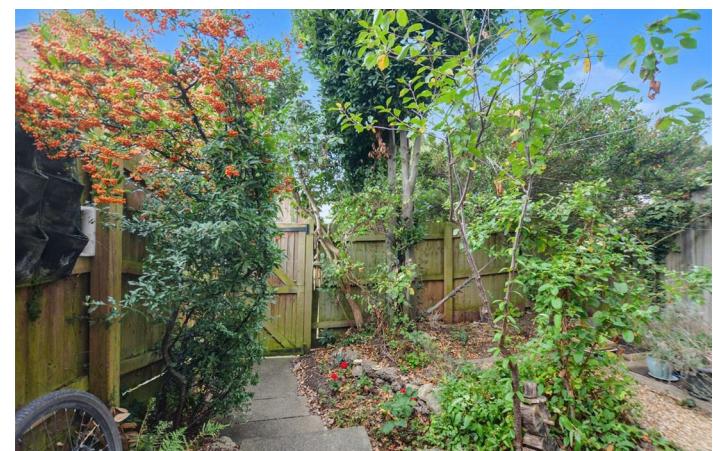
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

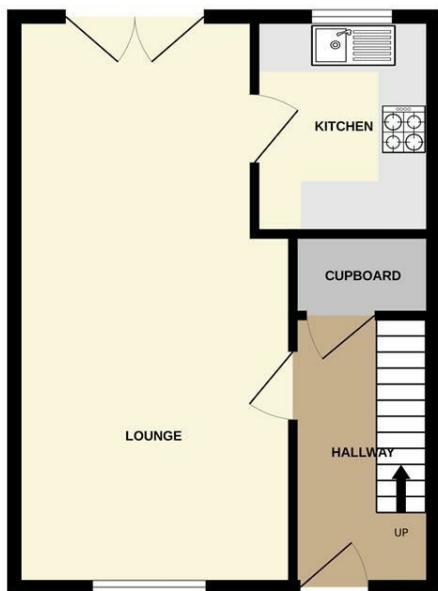
Has the Property Flooded?: No

Disclaimer:

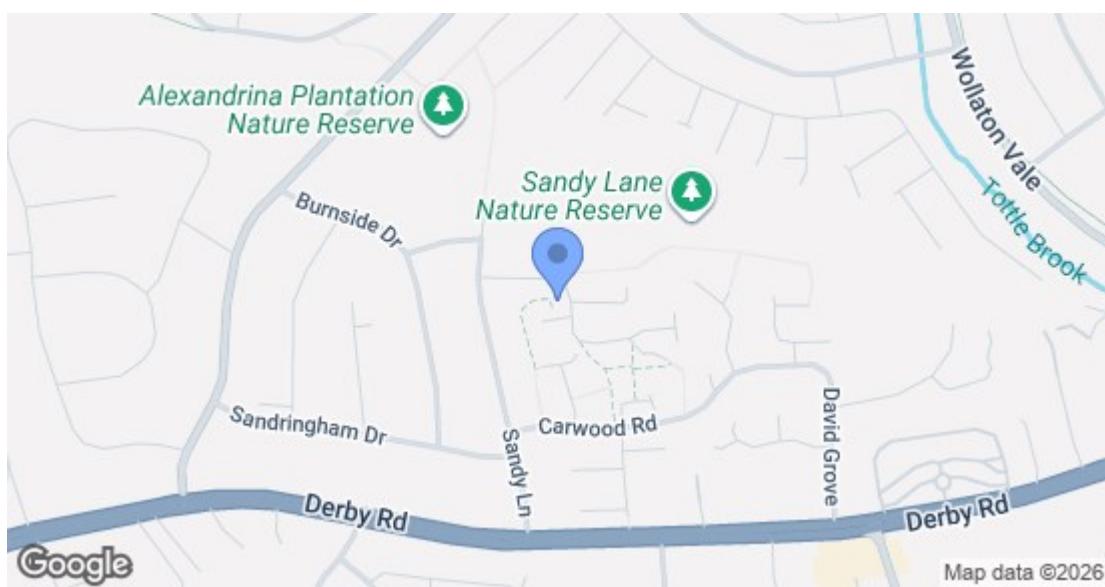
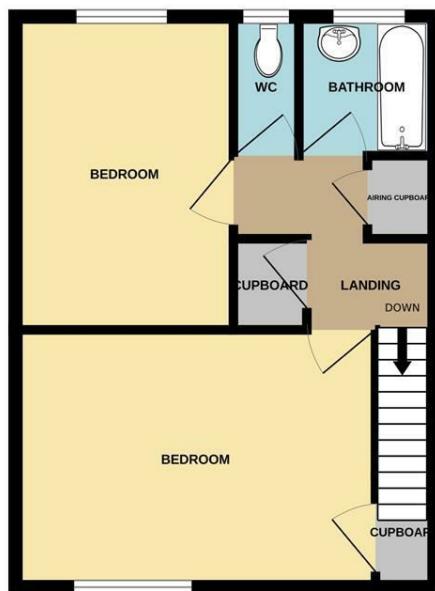
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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