

Robert Ellis

look no further...



Broughton Street,
Beeston, Nottingham
NG9 1BD

£220,000 Freehold

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Situated in the sought-after residential area of Beeston, Nottingham, this delightful Victorian semi-detached house on Broughton Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or professionals seeking a welcoming home.

The residence features two spacious bedrooms, each designed to create a peaceful retreat. Natural light floods through the windows, enhancing the warm and inviting atmosphere throughout the home. The bathroom is thoughtfully appointed, ensuring both functionality and comfort for daily routines.

The location is particularly appealing, with Beeston's vibrant community and excellent amenities just a stone's throw away. Residents can enjoy a variety of shops, cafes, and parks, making it an ideal spot for those who appreciate a lively neighbourhood. Additionally, the property benefits from good transport links, providing easy access to Nottingham city centre and beyond.

This semi-detached house on Broughton Street is a wonderful opportunity for anyone looking to settle in a friendly and accessible area. With its charming and characterful features and prime location, it is sure to attract interest from a range of potential buyers or renters.



Lounge

13'5" x 12'1" (4.1m x 3.7m)

A carpeted reception room with entrance door, double glazed window to the front, an open gas fire with period tiled hearth and Adam style mantle, radiator, and door to the dining room.

Dining Room

15'8" x 13'5" (4.8m x 4.1m)

A carpeted reception room with a large under stairs storage cupboard, period feature fireplace with tile hearth, stairs to the first floor, radiator, double glazed window to the rear, and door to the kitchen.

Kitchen

14'9" x 6'10" (4.5m x 2.1m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a cooker, space for a fridge freezer, plumbing for a washing machine, two double glazed windows to the side, radiator, tiled flooring, and a double glazed door to the side.

First Floor Landing

With a loft hatch with drop down ladders, and doors to the bathroom and two bedrooms.

Bedroom One

12'5" x 12'1" (3.8m x 3.7m)

A carpeted double bedroom with feature period fireplace, double glazed window to the front.

Bedroom Two

12'1" x 9'10" (3.7m x 3m)

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

Bathroom

7'10" x 6'10" (2.4m x 2.1m)

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, tiled flooring and splashbacks, radiator, and double glazed window to the side.

Outside

To the front of the property you will find a small lawned garden with a white picket fence around, and gated side access leading to the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature shrubs and stocked borders.

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

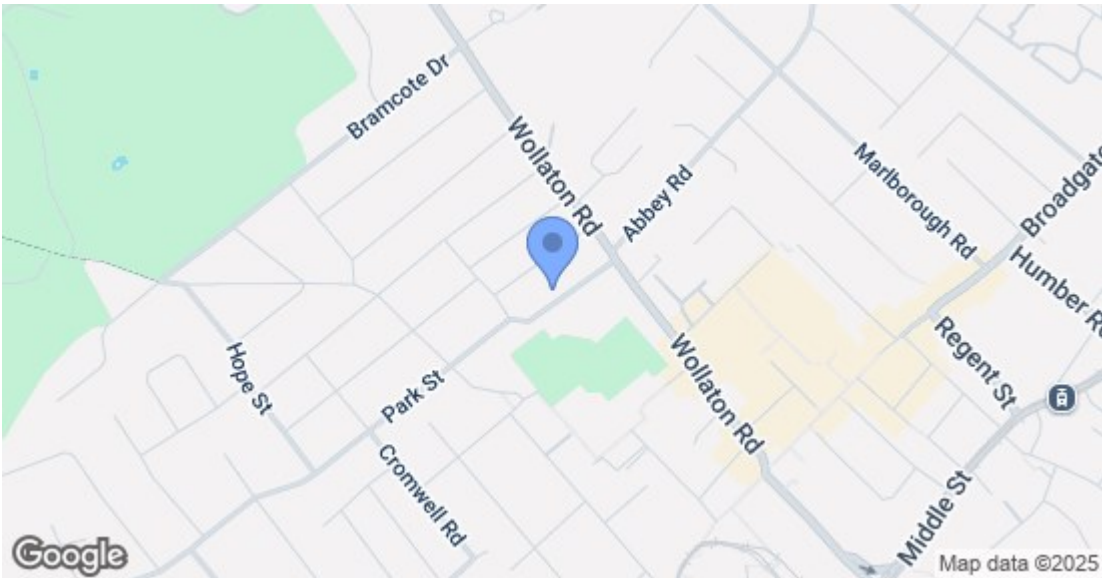
Does the property have spray foam in the loft?: No

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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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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