



Trafalgar Road,  
Beeston Rylands, Nottingham  
NG9 1LB

**£240,000 Freehold**



A traditional, three bedroom, mid-terrace property with rear garden and the benefit of no upward chain.

Situated in a popular and convenient location within walking distance of Beeston train station, Beeston marina and Beeston town centre and with easy access to Nottingham University and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity and is likely to appeal to a range of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Entrance porch, two reception rooms, kitchen and bathroom to the ground floor. Rising to the first floor are two double bedrooms and a single bedroom, accessed through the second bedroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then primarily lawned with fenced boundaries.

An early internal viewing comes highly recommended in order to be fully appreciated.



## Entrance Porch

UPVC double glazed door through to entrance porch leading to second entrance door.

## Living Room

11'6" x 13'6" (3.522 x 4.122)

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

## Dining Room

11'6" x 12'1" (3.530 x 3.695)

Reception room, with laminate flooring, radiator, access to a useful understairs storage cupboard and UPVC double glazed door to the rear garden.

## Kitchen

7'2" x 7'11" (2.206 x 2.435)

With wall, base and drawer units with worksurfaces over and breakfast bar into the dining room, tiled splashbacks and inset one and half bowl sink with drainer. Integrated fridge/freezer, dryer and electric oven with gas hob and extractor fan above. Two UPVC double glazed windows to the side aspect.

## Inner Hallway

Space and fittings for freestanding washer dryer and wall mounted boiler.

## Bathroom

Incorporating a three piece suite comprising bath with mains powered shower above, wash hand basin and WC, fully tiled walls and UPVC double glazed window to the rear aspect.

## First Floor Landing

### Bedroom One

11'6" x 11'4" (3.507 x 3.473)

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

### Bedroom Two

11'7" x 12'1" (3.531 x 3.697)

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



## Bedroom Three

7'2" x 11'7" (2.187 x 3.553)

A carpeted single room with radiator and UPVC double glazed window to the rear aspect.

## Outside

To the front is a walled frontage with a paved footpath to the front door. The rear garden is then primarily lawned with fenced 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

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

Has the Property Flooded?: No

## Disclaimer:

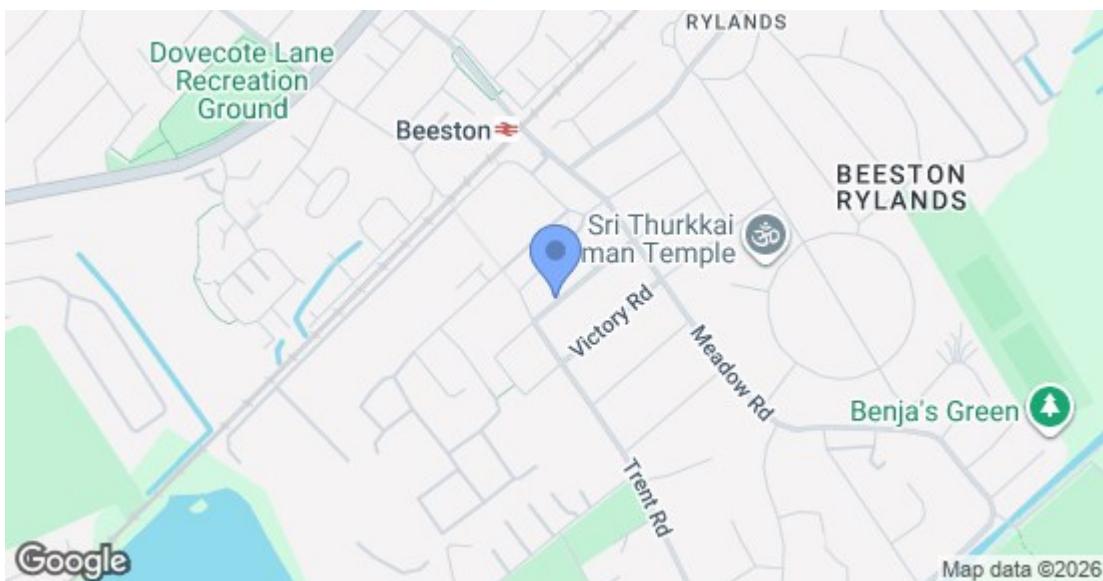
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR 1ST FLOOR 2ND 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance is given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	63
(69-80)	C	
(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 <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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