



Boundary Road,  
Beeston, Nottingham  
NG9 2QZ

**£220,000 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 is 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.

Having been fully refurbished throughout 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.

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



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs leading to the first floor, and door leading through into the lounge.

### Living Room

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

UPVC double glazed window to the front, carpet flooring and door leading through into the kitchen.

### Kitchen

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

A newly fitted kitchen comprising: wall, base and drawer units, one and half bowl composite sink and drainer unit with mixer tap, work surfaces and tiled splashback, integrated electric oven with inset hob above and extractor fan over, space and plumbing for washing machine, fridge and freezer, radiator, laminate flooring, spotlights to ceiling, UPVC double glazed window to the side, and door leading into the lobby.

### Lobby

With UPVC double glazed window to the side, radiator, and UPVC double glazed door leading into the conservatory.

### Conservatory

Brick and UPVC construction with vinyl flooring and UPVC double glazed French doors leading to the patio area.

### First Floor Landing

UPVC double glazed window to the side, carpet flooring, loft hatch and doors leading into the bathroom and two bedrooms.

### Bedroom One

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

UPVC double glazed window to the front, carpet flooring, and radiator.

### Bedroom Two

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

UPVC double glazed window to the rear, carpet flooring, and radiator.

### Bathroom

Incorporating a newly fitted three-piece suite comprising:

wash-hand basin and WC inset to vanity unit, large walk in shower with electric power shower, fully tiled walls, heated towel rail and UPVC double glazed window to the rear.

### 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

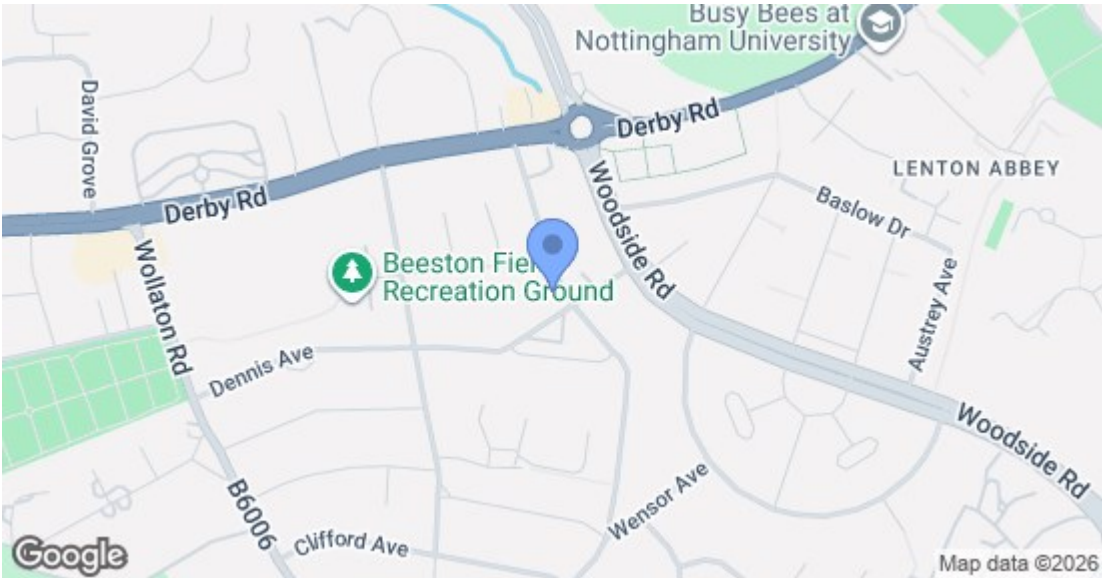
Does the property have spray foam in the loft?: No

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 <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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