



South Road,
Beeston, Nottingham
NG9 1LY

£200,000 Freehold



A lovely two-bedroom, quadrant house with the benefit of a garage and no upward chain.

Situated in the Rylands, just a short distance from Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

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

In brief the internal accommodation comprises: an entrance hall, living room, kitchen and downstairs WC. Then rising to the first floor are two bedrooms and bathroom.

Outside the property to the front is a low maintenance paved garden with raised flower beds. To the rear of the property is a garage and off-road parking for the residents.

Having been well maintained by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

A composite door through to carpeted entrance space.

Lounge

14'2" x 10'0" (4.33m x 3.06m)

A carpeted reception room, with radiator, a useful understairs storage cupboard and UPVC double glazed box bay window to the front aspect.

Kitchen

7'10" x 7'9" (2.39m x 2.37m)

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

Downstairs WC

Low flush WC and wash hand basin, radiator and wall mounted boiler.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

12'2" x 9'0" (3.72m x 2.76m)

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

Bedroom Two

8'11" x 6'9" (2.73m x 2.08m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower, aqua splash panelling and tiling on the walls, radiator and UPVC double glazed window to the side aspect.

Outside

To the front is a walled frontage with a paved garden and raised flower beds. To the rear of the property is a garage with off road parking for the residents.

Garage

15'5" x 7'9" (4.72m x 2.37m)

An electric garage door.

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

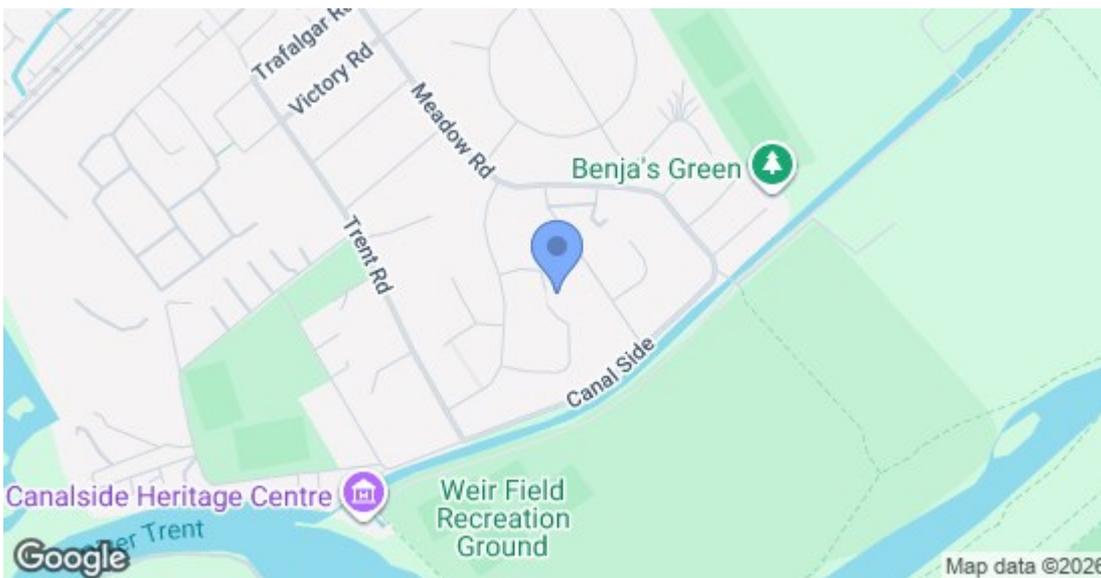
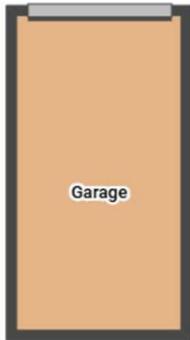
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 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			
England & Wales		EU Directive 2002/91/EC	

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