



Holmfield Road,  
Beeston, Nottingham  
NG9 5GJ

**£200,000 Freehold**



Situated a short distance from Attenborough Nature Reserve, you are in a fantastic position 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 space, open plan living/dining room and kitchen. Then rising to the first floor are two double bedrooms and the bathroom.

Outside to the front is a courtyard garden and driveway with off street parking for one car. The enclosed rear garden is then paved keeping it low maintenance with fenced boundaries and a shed.

Having been extended on the ground floor providing spacious living areas, with gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance space, with exposed hard wood flooring and a radiator.

### Open Plan Living and Dining Room

23'2" x 14'5" approx (7.07m x 4.41m approx)

Large reception room with exposed wood effect flooring, two radiators and UPVC double glazed windows to the front and side aspects.

### Kitchen

13'3" x 6'1" approx (4.04m x 1.86m approx)

A range of wall and base units with work surfacing over and tiled splashbacks, 1½ bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, tiled flooring and UPVC double glazed window and door to the rear garden.

### First Floor Landing

A carpeted landing space, with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom 1

11'2" x 11'3" approx (3.41m x 3.43m approx)

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

### Bedroom 2

7'10" x 9'10" approx (2.40m x 3.01m approx)

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

Outside to the front of the property is a courtyard garden with mature shrubs and gated side access to the rear. The enclosed rear garden is primarily paved, keeping it low maintenance with fenced boundaries and space for a shed.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 60mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – 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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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