



Humber Road South,  
Beeston, Nottingham  
NG9 2EX

**£200,000 Freehold**



This delightful semi-detached house on Humber Road presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned layout includes two comfortable bedrooms, perfect for a small family or as a guest room and study and a bathroom that is conveniently located, ensuring ease of access for all residents.

The property benefits from a drop-kerb and off-road parking. One of the standout features of this property is that it comes with no onward chain, allowing for a smoother and quicker transaction process.

The surrounding area is known for its friendly community atmosphere and offers a variety of local amenities, including shops, parks, and schools, making it an ideal location for families. With excellent transport links to Nottingham city centre, this home is perfectly positioned for those who commute or enjoy the vibrant city life.

This semi-detached house on Humber Road is a wonderful opportunity to create a warm and inviting home in a sought-after location. Do not miss the chance to view this property and envision the possibilities it holds for you and your family.



### Entrance Hall

UPVC double glazed entrance door, radiator, carpeted stairs to the first floor and door to the lounge.

### Lounge

With laminate flooring, UPVC double glazed bay window to the front, radiator, useful under stairs cupboard, and door to the kitchen diner.

### Kitchen Diner

11'10" x 8'11" (3.63m x 2.74m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and five burner gas hob with air filter over, tiled splashbacks, humidistat-controlled extractor fan, space for a fridge freezer, radiator, UPVC double glazed door and window to the rear, and a cupboard housing the combination boiler, plumbing for a washing machine, and UPVC double glazed window to the side.

### First Floor Landing

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

### Bedroom One

11'10" x 10'11" (3.61m x 3.33m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and built-in walk-in wardrobe with UPVC double glazed window to the front.

### Bedroom Two

8'10" x 8'10" (2.7m x 2.7m )

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

### Bathroom

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

### Outside

Outside you will find a gravelled frontage with gated side access leading to the enclosed rear garden which includes a

lockable storage room, decking area with a paved and lawned area beyond, useful wooden storage shed and fence boundaries.

### 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

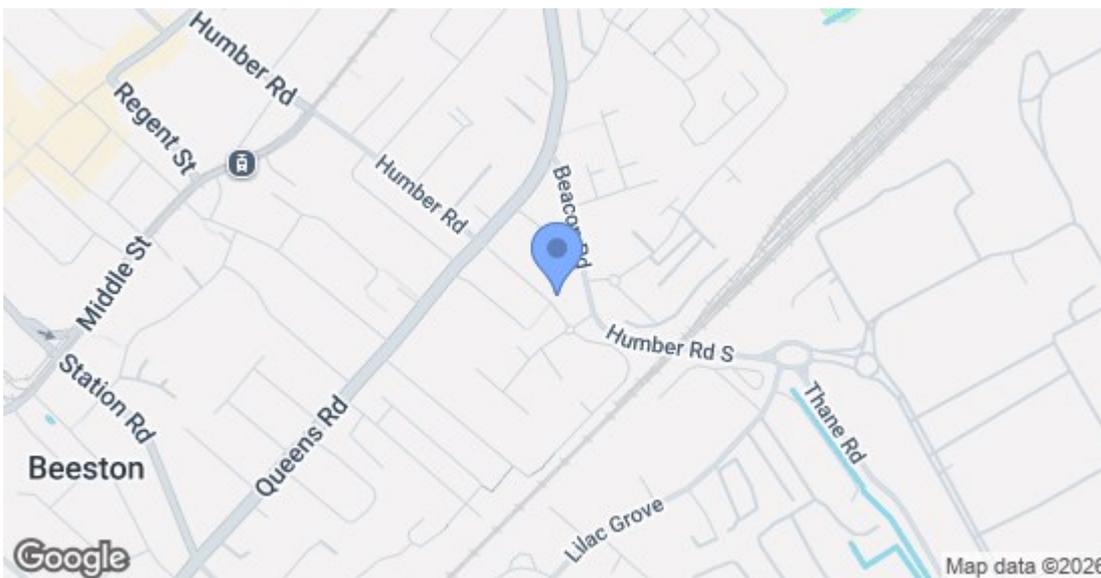
Does the property have spray foam in the loft?: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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