



Park Street,
Beeston, Nottingham
NG9 1DH

£315,000 Freehold



This two bedroom semi-detached Edwardian house would make an ideal property for a variety of purchasers including first time buyers, young families or investors looking to add to their portfolio.

Situated within a popular residential location it is conveniently placed for access to a wide range of local amenities including shops, restaurants and schools and is within walking distance to Beeston High Street. The property also provides easy access to tram, bus routes and Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance space, living room, dining room, kitchen and WC to the ground floor. Rising to the first floor are two double bedrooms and bathroom.

The property benefits from a low maintenance paved front with driveway to the side with parking for multiple vehicles. Side access leads to the rear garden where you will find a variety of mature shrubs and flower beds with a pebbled seating area. To the bottom of the garden is a summer house and cabin (with power), this would make an ideal office space.

An early viewing comes highly recommended.



Entrance

Door through to entrance space with access either side to living room and dining room.

Living Room

12'1" x 13'6" (3.691m x 4.123m)

A carpeted room with radiator, gas fire, shelving in the alcoves and sash bay windows to the front aspect.

Dining Room

12'6" x 12'3" (3.820m x 3.739m)

With laminate flooring, radiator, feature tiled fireplace with gas fire and sash windows to the side and rear aspects. Access to under stairs storage cupboard.

Kitchen

6'7" x 9'11" (2.027m x 3.025m)

Wall, base and drawer units with worksurfaces over, tiled splashbacks inset one and a half bowl sink with drainer. Integrated appliances to include electric oven with gas hob and air filter above, dishwasher and washing machine. Space and fittings for freestanding fridge freezer, wooden window and door to the exterior.

WC

With WC, wash hand basin, wall mounted boiler, Velux ceiling window and fitted cupboard concealing the boiler.

Rear Porch

With door to rear garden.

First Floor Landing

With radiator and doors leading into bathroom and two bedrooms.

Bedroom One

Carpeted room with radiator, period feature fireplace, access to the storage cupboard and windows to the front and side aspects.

Bedroom Two

12'3" x 12'2" (3.742m x 3.710m)

Carpeted room with radiator, access to storage cupboard and windows to the side and rear aspects. Access to the bathroom.

Bathroom

Incorporating a three piece suite comprising bath with mains controlled shower over and glass shower screen, wash hand basin, WC, radiator and UPVC frosted double glazed window to the side aspect.

Outside

To the front of the property is a low maintenance paved driveway with driveway to the side. Side access leads to the rear garden where you will find a variety of mature shrubs and flower beds with a pebbled seating area and outside tap. To the bottom of the garden is summer house and cabin.

Cabin

8'11" x 5'8" (2.723m x 1.735m)

Carpeted office space, with power and internet connection and UPVC double glazed windows & French doors to the front.

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

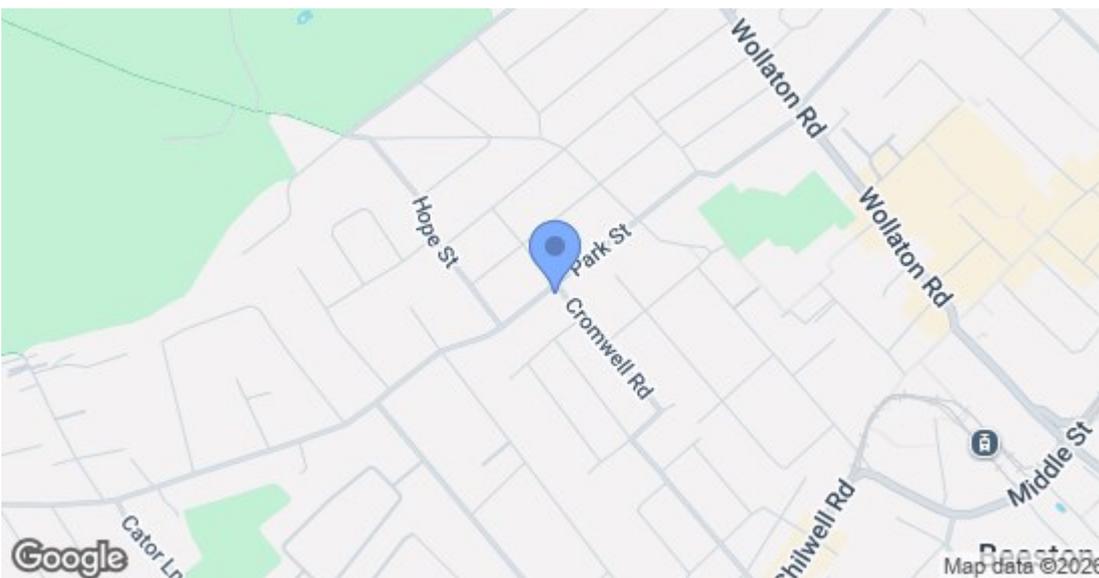
Does the property have spray foam in the loft?: No

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			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

These details 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.