



Trevor Road,  
Beeston, Nottingham  
NG9 1GR

**£240,000 Freehold**



A well proportioned three bedroom bay fronted semi detached property with off street parking and a garage.

Situated in a sought-after and convenient location, well placed for Beeston High Street, schools and excellent transport and commuter links, this property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and Investors looking to add to their portfolio.

In brief the internal accommodation comprises; entrance porch, entrance hallway, sitting room, open plan kitchen diner and conservatory to the ground floor with three bedrooms and a bathroom to the first floor.

Outside to the front of the property there is garden area with mature shrubs and a driveway to the side providing off street parking with the garage beyond. To the rear of the property there is private garden which is mainly laid to lawn and features a glass house, mature shrubs and is enclosed with hedge boundaries.

Offered to the market with the benefit of gas central heating, UPVC double glazing throughout and no upward chain this property is well worthy of an internal viewing.



#### Entrance Porch

UPVC double glazed entrance door and secondary door leading into the entrance hall

#### Entrance Hall

Entrance door, stairs leading to the first floor, carpet flooring and radiator.

#### Sitting Room

13'7" x 12'2" (4.16m x 3.71m )

UPVC double glazed bay window to front, feature electric fire place, laminate flooring and radiator.

#### Open Plan Kitchen Diner

17'3" x 10'10" (5.28m x 3.31)

Fitted with a range of wall and base units, rolled edged work surfacing, stainless steel sink and drainer unit, cooker point with extractor hood over, space and plumbing for washing machine, further useful appliance space, laminate flooring, spot lights to ceiling, radiator, two UPVC double glazed windows to rear and side and UPVC double glazed sliding doors leading into the conservatory.

#### Conservatory

UPVC and brick construction, tiled flooring, electric heating and UPVC double glazed French doors leading to the rear garden.

#### First Floor Landing

UPVC double glazed window to the side, stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

#### Bedroom One

10'11" x 11'0" (3.35m x 3.37m )

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

#### Bedroom Two

10'5" x 8'9" (3.20m x 2.69m )

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

#### Bedroom Three

8'2" x 7'8" (2.50m x 2.35m )

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

#### Bathroom

Fitted with a three piece suite comprising, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls and obscured UPVC double glazed window to the front.

#### Outside

Outside to the front of the property there is garden area with mature shrubs with a driveway to the side providing off street parking with the garage beyond. To the rear of the property there is private garden which is mainly laid to lawn and features a glass house, mature shrubs and is enclosed with hedge boundaries.

#### Council Tax Band

Broxtowe Borough Council Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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