



Trevor Road,  
Beeston, Nottingham  
NG9 1GR

**£250,000 Freehold**



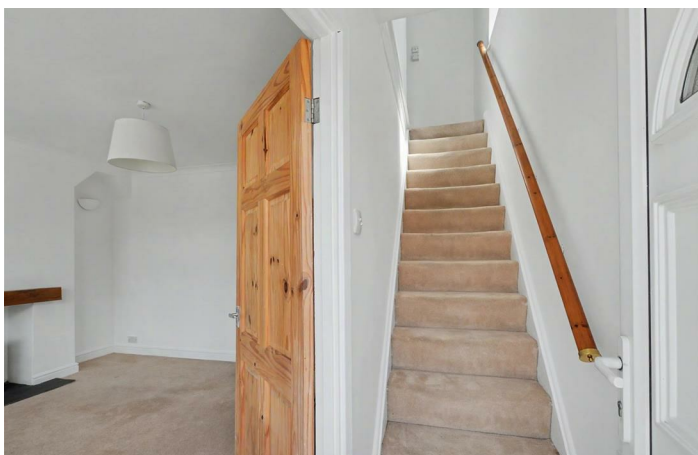
This delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every inch of space is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the parking space available for two cars, providing convenience in this bustling area. Additionally, the absence of a chain means that you can move in without the usual delays, making this an attractive proposition for those eager to settle into their new home swiftly.

The location of Trevor Road is particularly appealing, backing onto a park and with easy access to local amenities, schools, transport links, ensuring that you are well-connected to the wider Nottingham area.

In summary, this semi-detached house on Trevor Road is a wonderful opportunity to acquire a lovely home in a sought-after location. With its inviting spaces and practical features, it is sure to attract interest. Do not miss the chance to make this property your own.



### Entrance Hall

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

### Lounge

13'6" x 10'11" (4.14m x 3.34m )

A carpeted reception room with UPVC double glazed bay window to the front, log-burner, radiator and door to the kitchen diner.

### Kitchen Diner

15'10" x 8'11" (4.85m x 2.73m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with induction hob and extractor fan over, tiled splashbacks, integrated dishwasher and washing machine, space for a fridge freezer, contemporary radiator, UPVC double glazed window to the rear and side, useful understairs storage cupboard and door to the conservatory.

### Conservatory

12'7" x 6'2" (3.84m x 1.88m )

Laminate flooring, space for a tumble dryer and UPVC double glazed French doors with flanking windows to the rear.

### First Floor Landing

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

### Bedroom One

13'0" x 11'0" (3.98m x 3.36m )

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

### Bedroom Two

9'10" x 9'1" (3m x 2.77m )

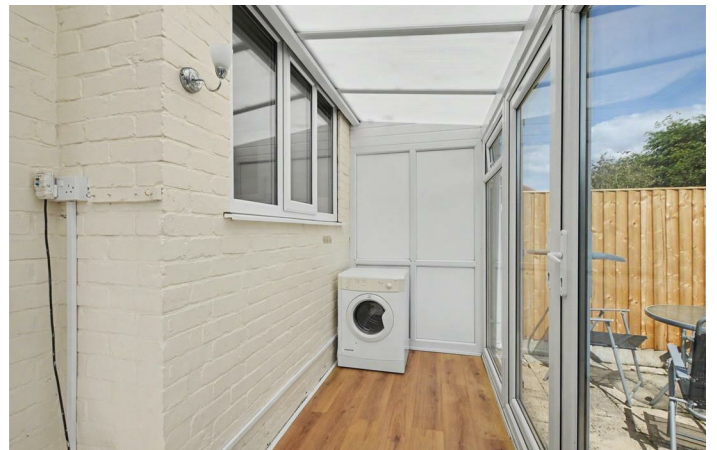
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

Fitted with a three-piece suite comprising shower, wall-mounted wash-hand basin, WC, tiled flooring and walls, electric shaver point, heated towel rail, UPVC double glazed window to the rear and extractor fan.

### Outside

To the front of the property you will find a gravelled driveway with the garage beyond and gated side access leading to the private and enclosed rear garden which includes a paved patio with slate chipping beyond, useful storage shed, greenhouse and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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.