



Central Avenue,
Beeston, Nottingham
NG9 2QS

£299,000 Freehold



A delightful semi-detached house presenting an excellent opportunity for families and professionals alike. With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The three well-proportioned bedrooms offer comfortable living quarters, perfect for restful nights and personal retreats.

The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the property features parking for up to three vehicles, a valuable asset in this sought-after area. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

This semi-detached house on Central Avenue is a wonderful blend of space, comfort, and convenience, making it a must-see for anyone looking to establish themselves in Beeston. Don't miss the chance to make this lovely property your own.



Entrance Hall

Composite entrance door, stairs to the first floor, and doors to the kitchen diner and lounge.

Lounge

18'4" x 10'11" (5.6m x 3.33m)

With hardwood flooring, two radiators, UPVC double glazed window to the front, and two UPVC double glazed windows to the side, and UPVC double glazed French doors to the rear.

Kitchen Diner

18'5" x 14'4" reducing to 9'10" (5.63m x 4.38m reducing to 3.02m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with induction hob and extractor fan over, tiled splashbacks, integrated dishwasher, washing machine and fridge freezer, hardwood flooring, two radiators, UPVC double glazed window to the front and rear, useful understairs storage cupboard and UPVC double glazed door to the rear.

First Floor Landing

UPVC double glazed window to the rear, loft hatch, and a storage cupboard housing the Baxi combination boiler, and doors to the bathroom and three-bedrooms.

Bedroom One

10'11" x 10'2" (3.33m x 3.1m)

Laminate flooring, UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom Two

11'6" x 9'11" (3.52m x 3.03m)

Laminate flooring, UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom Three

7'11" x 7'11" (2.42m x 2.42m)

Laminate flooring, UPVC double glazed window to the rear and radiator.

Shower Room

Incorporating a three-piece suite comprising shower,

wash-hand basin inset vanity, WC, tiled flooring and walls, two UPVC double glazed windows to the rear and radiator.

Outside

To the front of the property you will find a large driveway offering ample car standing, and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, and useful storage shed.

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

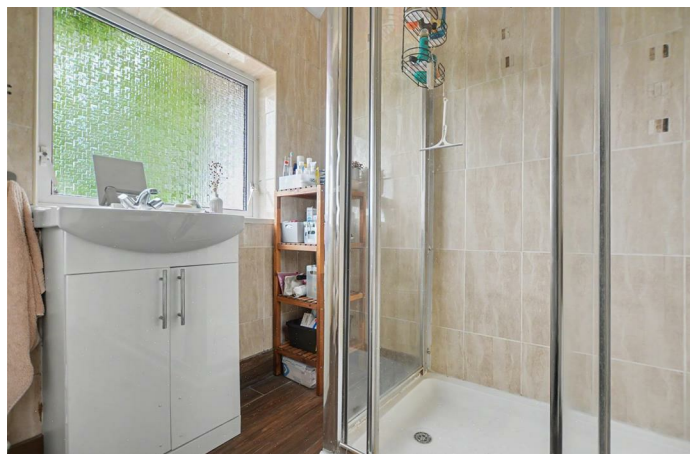
Accessibility/Adaptions: None

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

Has the Property Flooded?: No

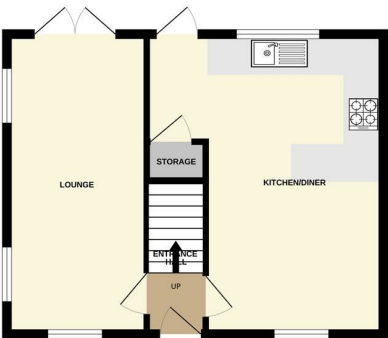
Disclaimer:

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.

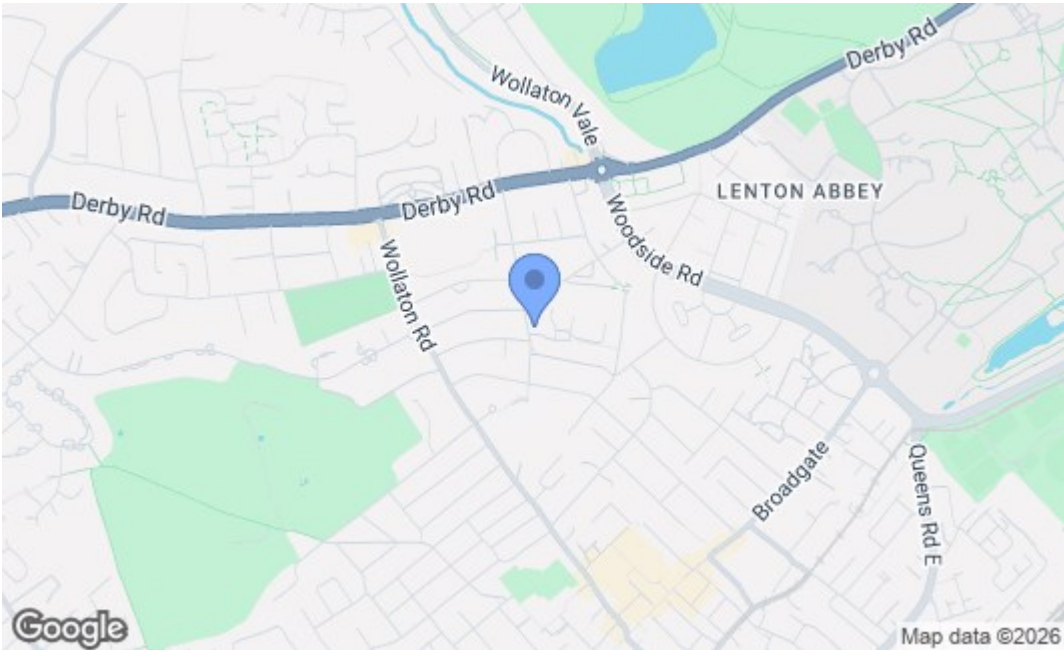
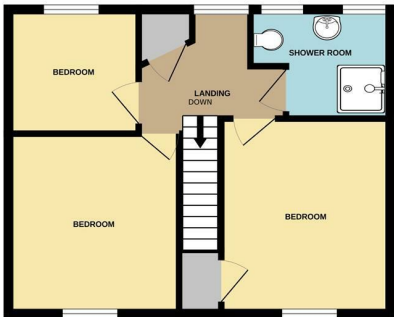




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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