



Peveril Road,  
Beeston, Nottingham  
NG9 2HY

**£400,000 Freehold**



An extended and individual 1950's built four-bedroom detached house.

Available to the market with the benefit of chain free vacant possession this excellent property requires some upgrading though offers excellent potential for the incoming purchaser to remodel to their taste and requirements.

In brief the internal accommodation comprises: entrance porch, entrance hall, an open plan dining room, sitting room and lounge, ground floor bedroom with en-suite, and kitchen. Rising to the first floor are three good sized bedrooms, WC and bathroom.

Outside the property occupies a generous and mature plot, with a drive and garage beyond and a low maintenance front garden with shrubs, and to the rear the property has enclosed lawned garden with mature shrubs and trees.

Occupying a sought-after and central Beeston location, a short walk from the town centre and well placed for a wide variety of other facilities this unique property is well worthy of viewing.



### Entrance Porch

Double wooden doors, tiled flooring and further wooden door with glazed panels leads to entrance hallway.

### Entrance Hallway

Radiator, stairs off to first floor landing, store-cupboard and further understairs cupboard.

### Dining Room

10'11" x 9'10" (3.33m x 3.01m )

Radiator, exposed and varnished floor boards.

### Sitting Room

14'9" x 11'10" (4.52m x 3.63m )

UPVC double glazed window, radiator and a fire with granite style hearth and surround and Adam style mantle, and exposed varnished floor boards.

### Lounge

10'11" x 10'0" (3.34m x 3.06m )

UPVC double glazed patio door, further double glazed window.

### Ground Floor Bedroom

15'1" x 11'5'6" (4.61m x 3.51m )

UPVC double glazed bay window and radiator.

### En-Suite

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit, double shower cubicle with mains control shower over, part tiled walls, tiled flooring, wall-mounted heated towel rail, extractor fan and two wooden windows.

### Kitchen

9'3" x 10'5" increasing to 13'3" (2.82m x 3.18m increasing to 4.04m )

With a range of fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above, one and half bowl sink with mixer tap, inset electric double oven and grill, plumbing for washing machine and dishwasher, two wooden windows, wooden door to the exterior, and wall-mounted Ideal boiler.

### First Floor Landing

Stairs rising from the ground floor, two wooden windows, loft hatch and radiator.

### Bedroom One

14'10" x 11'9" (4.53m x 3.59m )

UPVC double glazed window and radiator.

### Bedroom Two

10'11" x 9'10" (3.35m x 3.01m )

UPVC double glazed window and radiator.

### Bedroom Three

10'5" x 10'2" (3.19m x 3.10m )

Wooden window, radiator and fitted cupboard.

### Separate WC

With WC, part-tiled walls and wooden window.

### Bathroom

Pedestal wash-hand basin, bath with Triton shower over, fully-tiled walls, radiator, wooden window, fitted cupboard.

### Outside

To the front the property has a drive with a garage beyond, and a low maintenance garden with established shrubs. To the rear the property has an enclosed and mature garden with a patio, outside tap, various well stocked beds and borders with mature shrubs and trees and a 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:

Accessibility/Adaptions: None

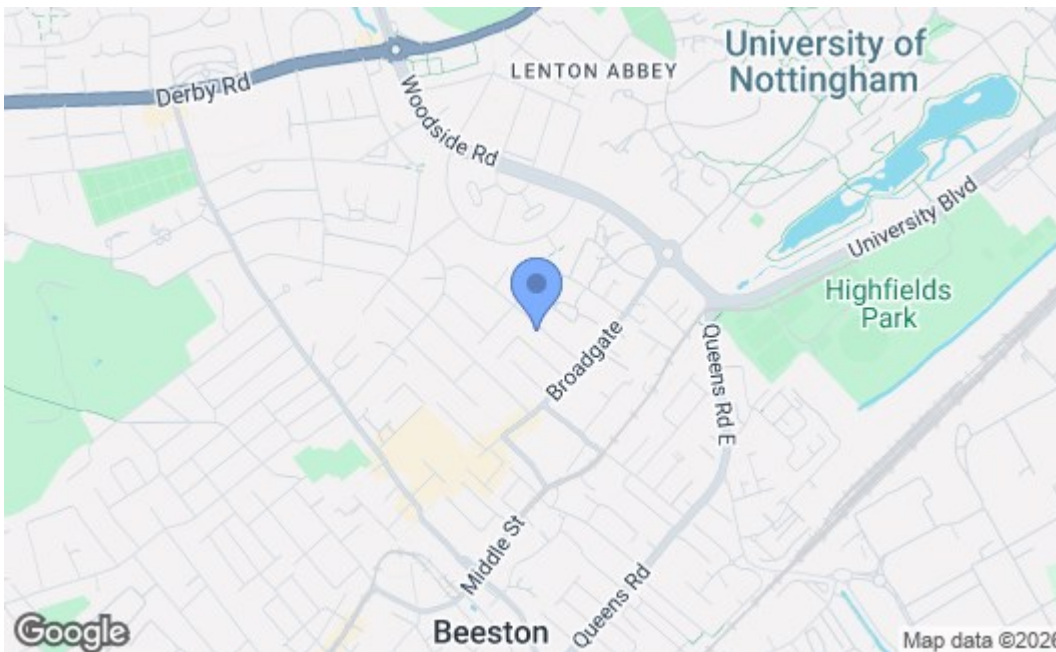
Does the property have spray foam in the loft?: No

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	
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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