



Marton Road,  
Beeston, Nottingham  
NG9 5JY

**£230,000 Freehold**



A well presented two bedroom, semi detached property in a popular and convenient location.

This would make the ideal purchase for a large variety of buyers including first time buyers looking to get onto the property ladder, young families or investors looking to add to their buy to let portfolio.

Situated within a popular and convenient location, within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and also at Chilwell Retail Park. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: entrance space, living room, breakfast kitchen, and Conservatory to the ground floor. Then rising to the first floor are two double bedrooms and family bathroom. Outside to the front of the property there is a small garden with pathway providing side access to the rear garden which is mainly laid to lawn and features a decked seating area, mature shrubs and a garden shed.

Offered to the market with the advantage of UPVC double glazing and gas central heating throughout this fantastic property is truly well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hallway

Entrance door to the front, stairs leading to the first floor and door leading into the lounge.

### Lounge

13'6"n x 12'0" (4.12m x 3.67m )

UPVC double glazed bay window to the front, carpet flooring, feature log burner and radiator.

### Breakfast Kitchen

15'3" x 9'3" (4.66m x 2.84m )

Fitted with a range of wall, base and drawer units, work surfaces, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, space and plumbing for washing machine, further useful appliance space, laminate flooring, useful pantry, radiator, UPVC double glazed window to the rear and door leading into the conservatory.

### Conservatory

11'0" x 10'6" (3.37m x 3.21m )

Brick and UPVC construction, laminate flooring and UPVC French doors leading to the rear garden.

### First Floor Landing

Stairs rising from the ground floor, loft access and doors leading into the bathroom and two bedrooms.

### Bedroom One

11'6" x 11'5" (3.53m x 3.49m )

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

9'10" x 7'7" (3.01m x 2.32m )

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Fitted with a four piece suite comprising; panelled bath with handheld shower, shower cubicle with electric shower, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, wall mounted heated towel rail and obscure UPVC double glazed window to the rear.

### Outside

Outside to the front of the property there is a small garden with pathway providing side access to the rear private and enclosed garden which is mainly laid to lawn and features a decked seating area, ideal for entertaining, mature shrubs and a garden shed.

### Council Tax Band

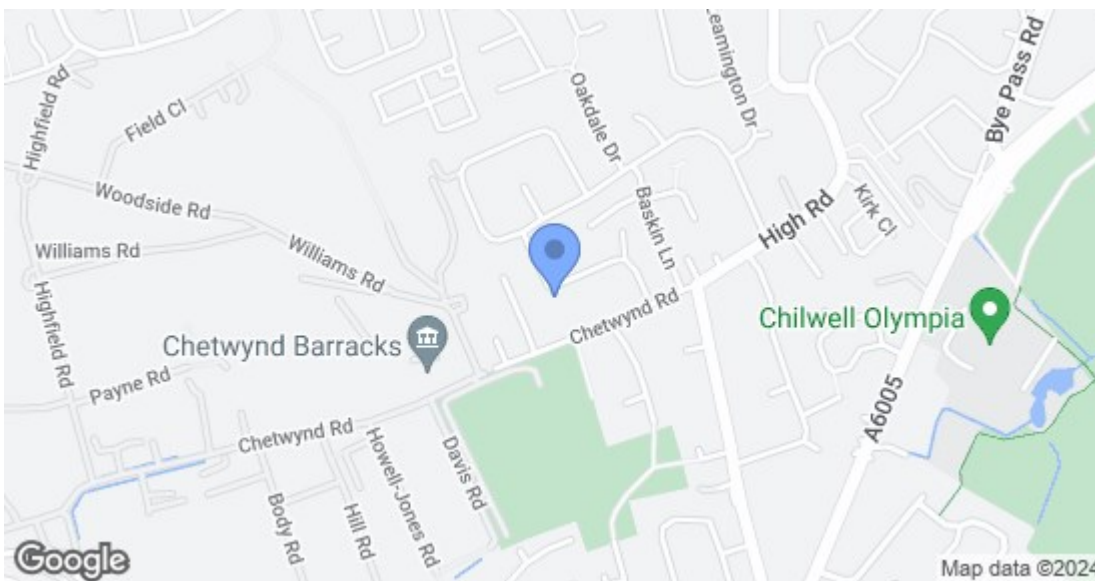
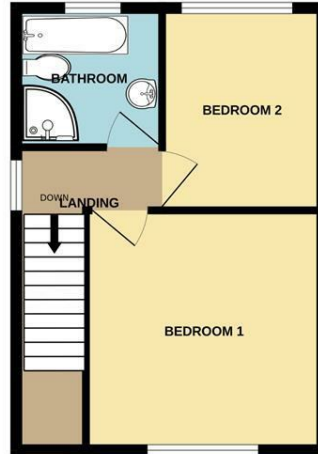
Broxtowe Borough Council Band B



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - highest 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.