



Meadow Road,
Beeston Rylands, Nottingham
NG9 1JN

£585,000 Freehold



A well presented and proportioned five double bedroom, Victorian semi-detached house with a HMO licence for six lettable rooms and planning permission granted to renovate into a eight en-suite bedroom semi-detached house and additionally to build two ground floor self contained flats in the garden.

Situated in this sought-after residential location, readily accessible for a variety of local shops and amenities including; transport links such as the train station, bus routes and NET tram, Beeston Town Centre, Boots head office, The University of Nottingham and Queens Medical Centre, this fantastic property is considered an ideal and rare opportunity for a range of potential purchasers, in particular investors.

In brief the internal accommodation arranged over three floors comprises; entrance hall, lounge, dining room/bedroom six and an open plan kitchen living diner to the ground floor. Rising to the first floor you will find three double bedrooms with a shared bathroom, to the second floor you will find a further two double bedrooms with a shower room.

To the front of the property you will find a small mature garden with a range of plants and shrubs and generous driveway offering ample car standing leading to the garage at the rear. Gated side access leads to the private and enclosed rear garden, which includes, a lawn, two brick out buildings, a brick storage shed and a patio area.

This impressive property is considered a great opportunity for an incoming purchaser to either continue to rent it out, to move in and make it their home or renovate and build according to the granted planning permission. This property must be viewed in order to be fully appreciated.

The Broxtowe planning ref is 24/00065/FUL. Rental income with these works completed would be £72,080pa.



Entrance Porch

Entrance door leads into porch with a secondary door leading into the entrance hall.

Entrance Hall

With a radiator, stairs leading to the first floor and doors to the kitchen diner, dining room/bedroom six and lounge.

Lounge

14'8" x 13'4" (4.47m x 4.06m)

A carpeted reception room with UPVC double glazed bay window to the front, UPVC double glazed window to the side and a radiator.

Dining Room/Bedroom Six

13'9" x 12'11" (4.21m x 3.95m)

With wooden flooring, UPVC double glazed bay window to the side and radiator.

Kitchen Diner

22'11" x 13'1" (7.00m x 4.00m)

With a mix of tile and laminate flooring, radiator, useful under stair storage cupboard, a range of wall, base and drawer units, work surfaces, one and a half bowl sinks and drainer unit with mixer tap, Range cooker, plumbing for washing machine and tumble dryer, integrated dishwasher, space for a fridge freezer, tiled splashback, UPVC double glazed window to the rear, wall mounted Navien combination boiler, UPVC double glazed French doors to the side.

First Floor Landing

With a built in storage cupboard, stairs to the second floor and doors to a bathroom and three bedrooms.

Bedroom One

19'2" x 13'5" (5.84m x 4.09m)

With wooden flooring, UPVC double glazed bay window to the front, UPVC double glazed window to the front and side and radiator.

Bedroom Two

13'10" x 12'11" (4.22m x 3.95m)

With wooden flooring, UPVC double glazed window to the side and radiator.

Bedroom Three

12'10" x 12'0" (3.93m x 3.68m)

A carpeted double bedroom with wash hand basin inset to built in unit, radiator, built in storage cupboard and UPVC double glazed window to the rear.

Bathroom

11'5" x 6'10" (3.48m x 2.1m)

Incorporating a four piece suite comprising; corner bath, rain shower, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail, tiled splashbacks and two UPVC double glazed windows to the side.

Second Floor Landing

With a Velux window and doors to the shower room and two bedrooms.

Bedroom Four

19'0" x 10'11" (5.81m x 3.35m)

A carpeted double bedroom with UPVC double glazed window to front and side, two electric heaters and a loft hatch.

Bedroom Five

12'11" x 10'11" (3.96m x 3.33m)

A carpeted double bedroom with electric heater and UPVC double glazed window to the side.

Shower Room

Incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail and extractor fan.

Outside

To the front of the property you will find a small mature garden with a range of plants and shrubs and generous driveway offering ample car standing leading to the garage at the rear. Gated side access leads to the private and enclosed rear garden, which includes, a lawn, two brick out buildings, a brick storage shed and a patio area.

Material Information

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas - Electric Top Floor

Building Safety: No Obvious Risks

Restrictions: None

Rights/Easements: None

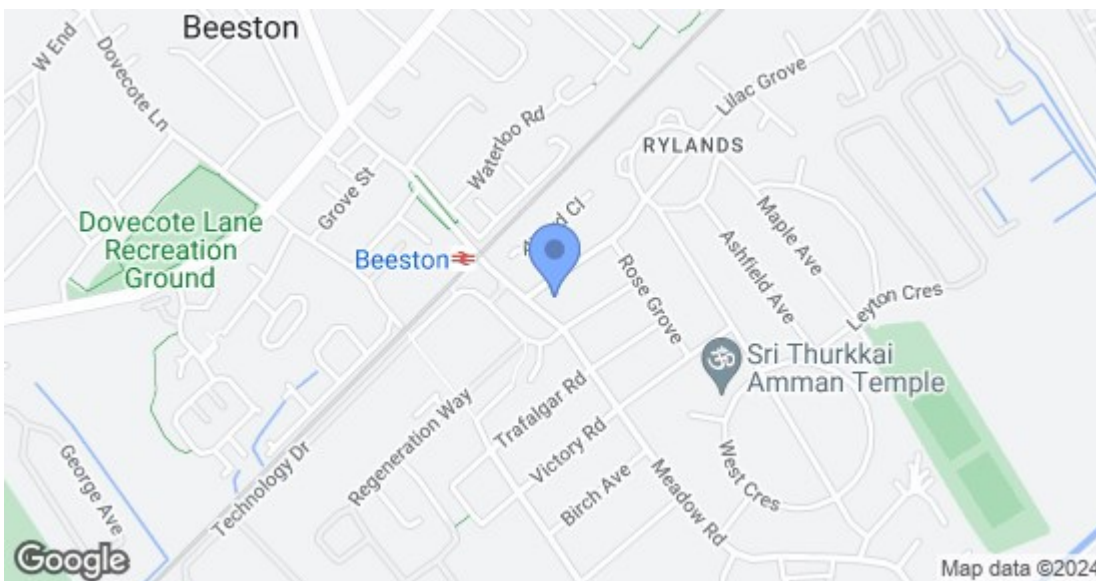
Planning Permission/Building Regulations: Planning Permission Granted (See Link)

Accessibility/Adaptions: None

Has the Property Ever Flooded: No



Robert Ellis
ESTATE AGENTS



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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			
England & Wales		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.