



31A Imperial Road,  
Beeston, Nottingham  
NG9 1FN

**£220,000 Freehold**



A well proportioned bay fronted two bedroom semi-detached house.

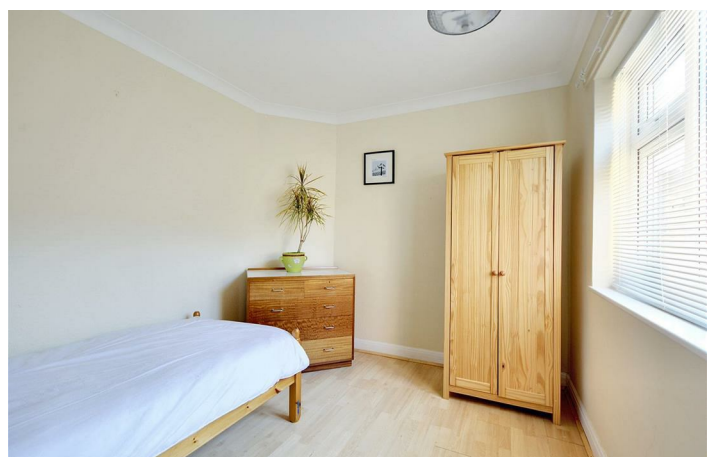
Situated in this popular and convenient residential location within walking distance of a variety of local shops and amenities including schools, Nottingham University, Queens Medical Centre and transport links with the Tram stop at the end of the road, this great property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: Entrance hallway, lounge, dining room and galley style kitchen to the ground floor with two good sized double bedrooms and a bathroom to the first floor.

To the front the property benefits from a small gravelled front garden with gated side access leading to the private and enclosed courtyard style garden which has a patio area with raised beds and stocked borders and mature shrubs.

Occupying a sought after tree lined road within north west Beeston convenient for local shops, excellent transport links and a range of other facilities this property is a rare opportunity.

Offered to the market with the benefit of a light and airy, neutral décor, versatile living space and no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With door to the side, stairs to the first floor and doors to the dining room and lounge.

### Lounge

11'10" x 8'11" (3.63 x 2.72)

With a feature fireplace, bay window to the front and radiator.

### Dining Room

11'10" x 8'9" (3.63 x 2.69)

With a spacious understairs storage cupboard, radiator, UPVC double glazed window to the rear, useful storage cupboard housing the combination boiler and door to the kitchen.

### Kitchen

13'5" x 6'0" (4.09 x 1.83)

With a range of wall, base and drawer units, sink with drainer, space for fridge, freezer and cooker, tiled splashbacks, plumbing for a washing machine and dishwasher, UPVC double glazed window to the side and door to the garden.

### First Floor Landing

With doors to the bathroom and two bedrooms.

### Bedroom One

11'10" x 8'11" (3.63 x 2.72)

With useful built in storage cupboard, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

8'7" x 9'1" (2.64 x 2.77)

With UPVC double glazed bay window to the rear and radiator.

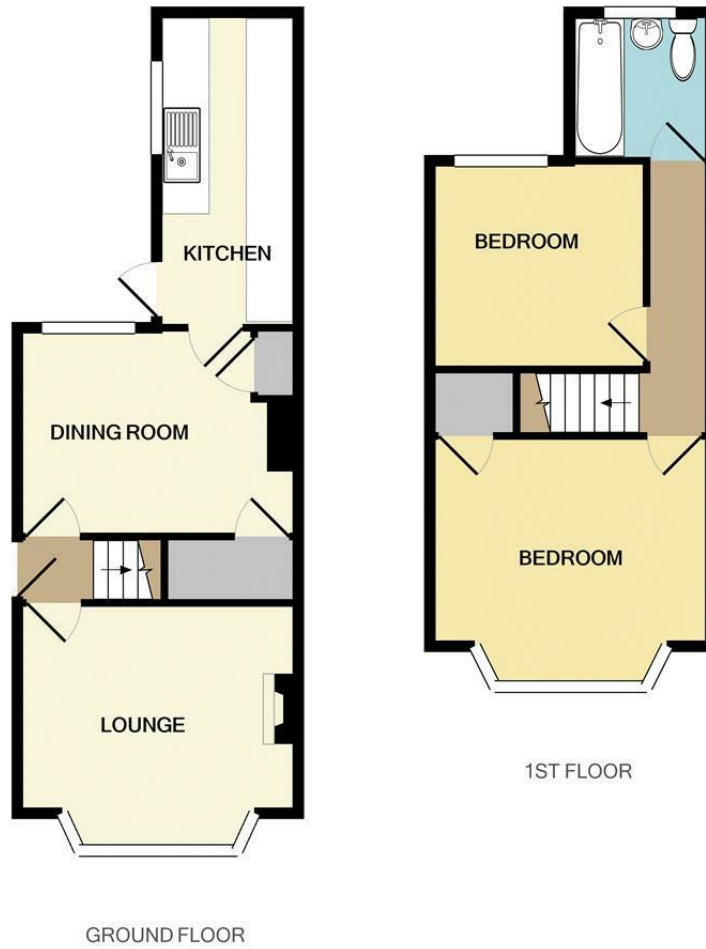
### Bathroom

Incorporating a three piece suite in white comprising panelled bath with hand held shower over, pedestal wash hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear and heated towel rail.

### Outside

To the front the property benefits from a small gravelled front garden with gated side access leading to the private and enclosed low maintenance, courtyard style garden which has a patio area with raised beds, stocked borders, mature shrubs and a sheltered storage area perfect for bins and bikes.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		64	
(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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