Robert Ellis

look no further...







Fletcher Road,
Beeston, Nottingham
NG9 2EL

£264,000 Freehold

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Situated on Fletcher Road in the vibrant area of Beeston, this semi-detached house presents an exceptional opportunity for investors seeking a property with great potential. Boasting five spacious bedrooms and two well-appointed shower rooms, this residence is perfectly suited for those looking to accommodate multiple tenants or a large family.

The property features a welcoming reception room, providing a comfortable space for relaxation or social gatherings. Its layout is designed to maximise both space and functionality, making it an ideal choice for a House in Multiple Occupation (HMO).

One of the standout advantages of this property is its prime location. Situated in close proximity to The University of Nottingham and the Queens Medical Centre, it is perfectly positioned to attract students and healthcare professionals alike, ensuring a steady demand for rental opportunities.

Additionally, the property is offered chain free, allowing for a smooth and efficient purchase process. This is a rare find in the current market, making it an even more appealing prospect for savvy investors.

In summary, this semi-detached house on Fletcher Road is not just a property; it is a strategic investment in a sought-after area. With its generous living space, ideal location, and potential for rental income, it is a must-see for anyone looking to make a wise investment in Beeston.





Porch
UPVC double glazed entrance door, UPVC double windows to both sides, tiled flooring, and door to the entrance hall.

Entrance Hall
With stairs to the first floor, radiator, and doors to the lounge and bedroom one.

Bedroom One
12'0" x 11'11" (3.66m x 3.64m)
With laminate flooring, UPVC double glazed bay window to the front, radiator and an electric fire with Adam style mantle.

Lounge
12'0" x 14'11" (3.67m x 4.56m)
Laminate flooring, UPVC double glazed window to the rear, radiator, electric fire with Adam-style mantle, and door to the kitchen.

Kitchen
12'4" x 8'0" (3.76m x 2.45m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled flooring and splashbacks, plumbing for a washing machine, tumble dryer and dishwasher, two UPVC double glazed windows to the side, large under stairs storage cupboard, and door to the rear hallway.

Rear Hallway
With tiled flooring, space for two fridge freezers, radiator, French doors with flanking windows to the garden, and a door to the shower room.

Shower Room
Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring, extractor fan, UPVC double glazed window to the rear and wall-mounted heated towel rail.

First Floor Landing
With loft hatch, radiator and doors to the shower room and four bedrooms.

Bedroom Two
11'11" x 7'11" (3.65m x 2.43m)
With laminate flooring, UPVC double glazed window to the front, and radiator.

Bedroom Three
9'7" x 9'3" (2.93m x 2.84m)
With laminate flooring, UPVC double glazed window to the side, and radiator.

Bedroom Four
12'5" x 8'1" (3.8m x 2.47m)
With laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Five
17'3" reducing to 8'9" x 7'2" (5.27m reducing to 2.69m x 2.2m)
With laminate flooring, UPVC double glazed window to the front and radiator.

Shower Room
Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled flooring and walls, double glazed window to the rear and radiator.

Outside
Outside you will find a gravelled frontage and gated side access leading to the generous rear garden which includes a patio with a range of mature trees and shrubs beyond, useful storage shed, and fence boundaries.

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.





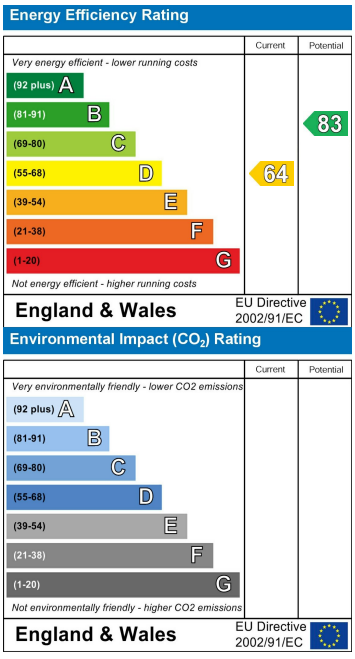












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