



South Road,
Beeston Rylands, Nottingham
NG9 1LY

£215,000 Freehold

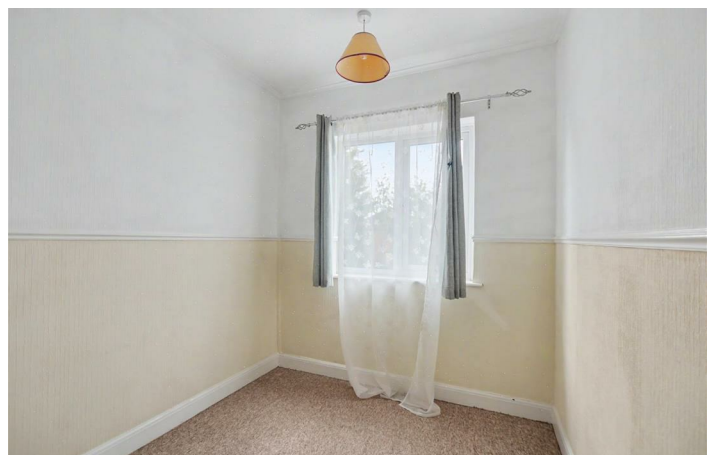


Located in the popular area of Beeston Rylands, this delightful mid-terrace house on South Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those seeking a comfortable home office.

The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is the absence of an upward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to move in without unnecessary delays.

Beeston Rylands is known for its friendly community atmosphere and convenient access to local amenities, making it an ideal location for those who appreciate both tranquillity and accessibility. With good transport links nearby, commuting to Nottingham and surrounding areas is straightforward.

This property offers a wonderful chance to create a home tailored to your tastes and needs. Whether you are looking to invest or settle down, this mid-terrace house is a promising option that should not be overlooked.



Entrance Hall

UPVC double glazed entrance door, stairs to the first floor and door to the lounge.

Lounge

12'3" x 11'11" (3.74m x 3.64m)

A carpeted reception room with electric fire, UPVC double glazed window to the front and radiator.

Kitchen Diner

15'5" x 9'2" (4.72m x 2.8m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven, with electric hob and air filter over, space for a fridge freezer, plumbing for a washing machine, laminate flooring, tiled splashbacks, wall-mounted new Baxi combination boiler, radiator, useful understairs storage cupboard, and a UPVC double glazed window and door to the rear garden.

First Floor Landing

With loft hatch and doors to the bathroom and two bedrooms.

Bedroom One

12'3" x 11'11" (3.74m x 3.64m)

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

Bedroom Two

9'2" x 7'2" (2.8m x 2.2m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath with mains control shower over, pedestal wash-hand basin, WC, tiled splashback, UPVC double glazed window to the rear and radiator.

Outside

To the front of the property you will find a gravelled garden with mature shrubs, and a picket fence, and to the rear there is a patio, and gravelled area over looking the lawn beyond with a second patio and gravelled area to the rear, mature tree, 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:

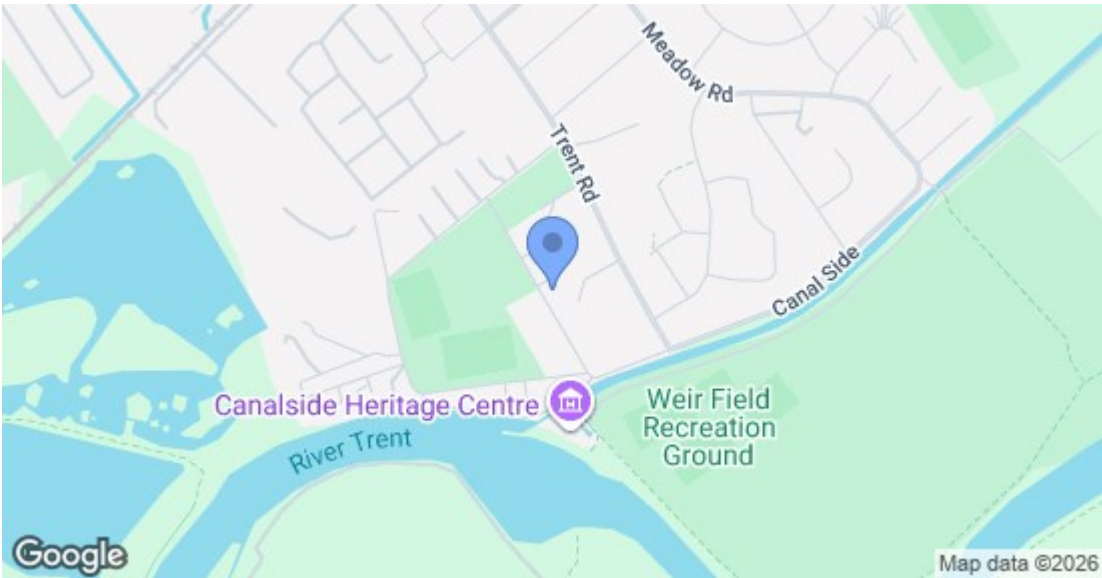
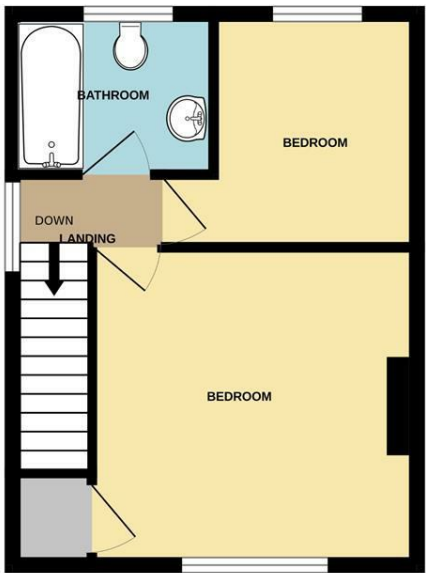
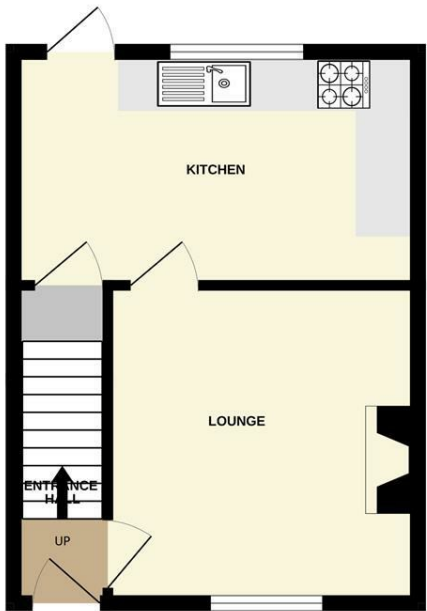
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		66
(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 (CO ₂) 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		
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