



Robinet Road,
Beeston, Nottingham
NG9 1GP

£240,000 Freehold



This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Recently renovated throughout, the property boasts a fresh and modern aesthetic, featuring a brand-new kitchen and bathroom that are sure to impress. The thoughtful updates also include a complete re-wire and a new boiler, ensuring peace of mind for the new occupants.

The house comprises two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free transition for the new owner. With vacant possession, you can move in without delay and start enjoying your new home right away.

Situated in a desirable area, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this beautifully renovated mid-terrace house on Robinet Road is a fantastic opportunity to acquire a modern and comfortable home in Beeston. Don't miss your chance to view this property and envision your future in this lovely setting.



Entrance Hall

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

Lounge

13'0" x 12'11" (3.97m x 3.96m)

A carpeted reception room with UPVC double glazed bay window to the front, radiator and door to the kitchen diner.

Kitchen Diner

15'11" x 10'6" (4.86m x 3.22m)

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, washing machine and dishwasher, understairs storage cupboard, UPVC double glazed window to the rear and UPVC double glazed door to the rear and radiator.

Landing

Loft hatch and doors to the bathroom and two bedrooms.

Bedroom One

16'1" x 11'0" (4.92m x 3.37m)

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

Bedroom Two

10'1" x 9'0" (3.08m x 2.76m)

A carpeted double 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, wash-hand basin inset into vanity unit, WC, laminate flooring, UPVC double glazed window to the rear and extractor fan.

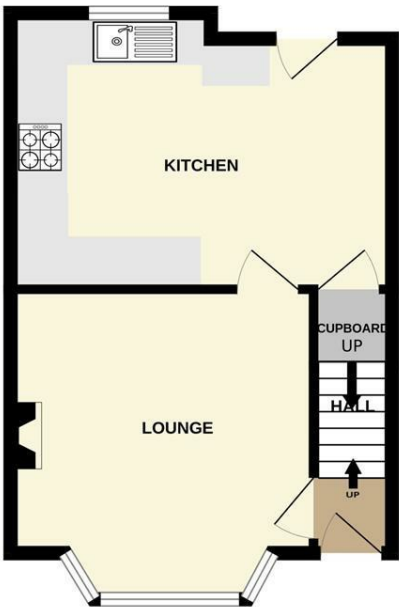
Outside

Outside you will find a gravelled frontage and to the rear you find a generous garden with a concrete patio overlooking the lawn beyond and fence boundaries.

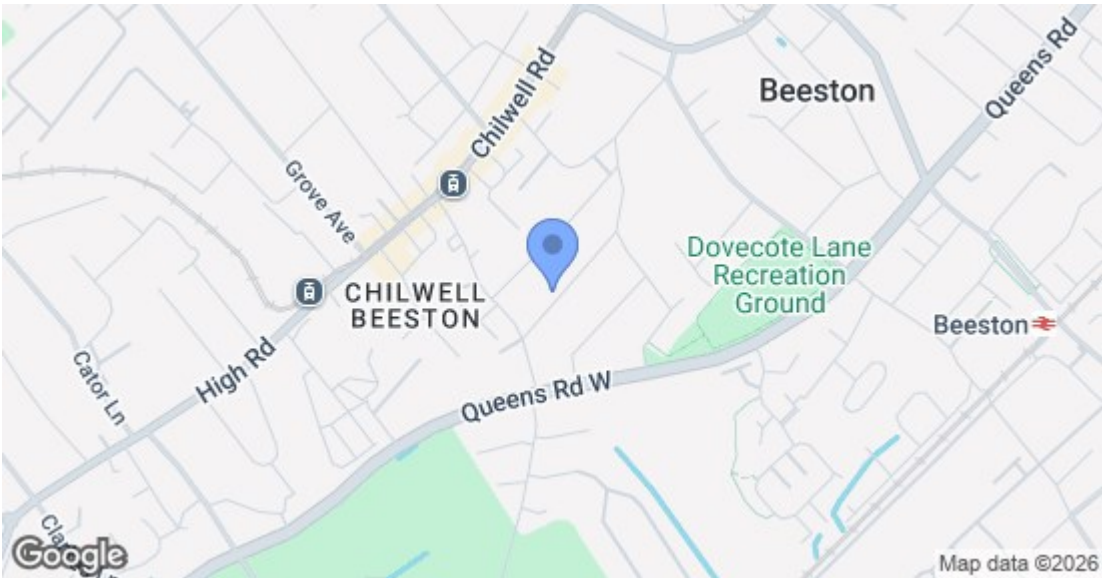
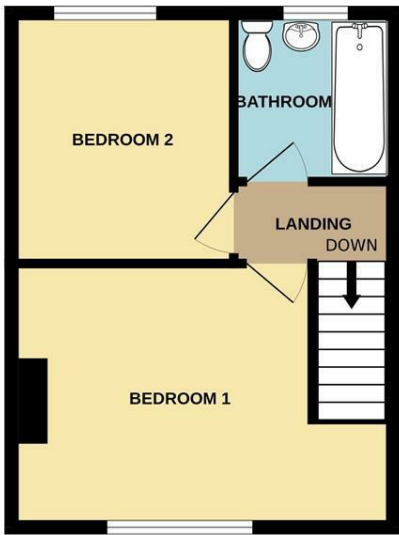




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
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.