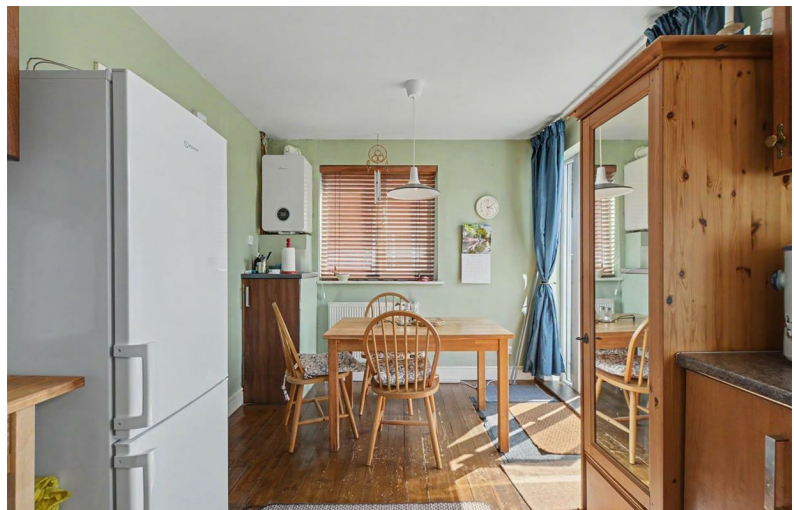




Trent Road,
Beeston Rylands, Nottingham
NG9 1LQ

£210,000 Freehold



A two-bedroom end-terrace house.

Situated in this popular and convenient residential location, well placed for a range of local shops and amenities including schools, transport links and Beeston canal, this great property is considered an ideal opportunity for variety of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises entrance hall, lounge, and kitchen diner to the ground floor, with two bedrooms and a bathroom to the first floor.

To the front of the property you will find a block paved driveway and gated side access leading to the generous primarily lawned rear garden which includes a patio, a range of mature trees and shrubs, a shed, workshop and a small pond.

Offered to the market with the benefit of chain free vacant possession an early internal viewing comes highly recommended.



Entrance Hall

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

Lounge

12'2" x 11'10" (3.73m x 3.62m)

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

Kitchen Diner

15'7" x 9'2" (4.77m x 2.8m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a cooker, tiled splashbacks, extractor fan, space for a fridge freezer, plumbing for a washing machine, wooden flooring, radiator, UPVC double glazed window to the rear and side and UPVC double glazed French doors to the garden.

First Floor Landing

UPVC double glazed window to the side, radiator, loft-hatch and doors to the bathroom and two bedrooms.

Bedroom One

15'5" x 11'10" (4.7m x 3.63m)

A carpeted double bedroom with feature fire place, UPVC double glazed window to the front and radiator.

Bedroom Two

8'6" x 6'4" (2.6m x 1.95m)

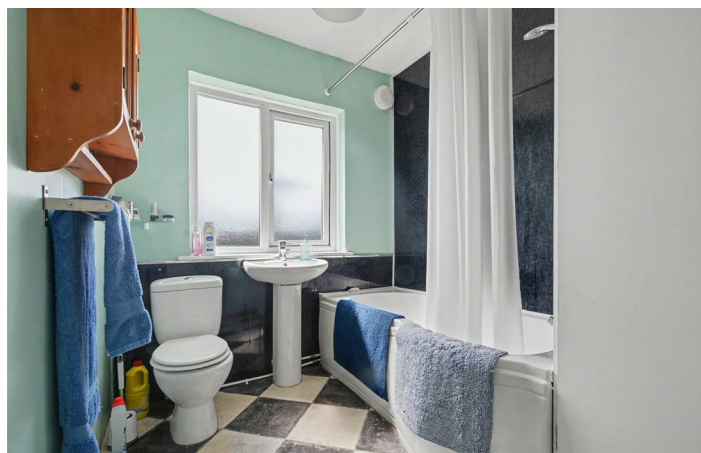
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath with mains controlled shower over, pedestal wash-hand basin, WC, heated towel rail, UPVC double glazed window to the rear, extractor fan and built-in storage cupboard housing the tumble dryer.

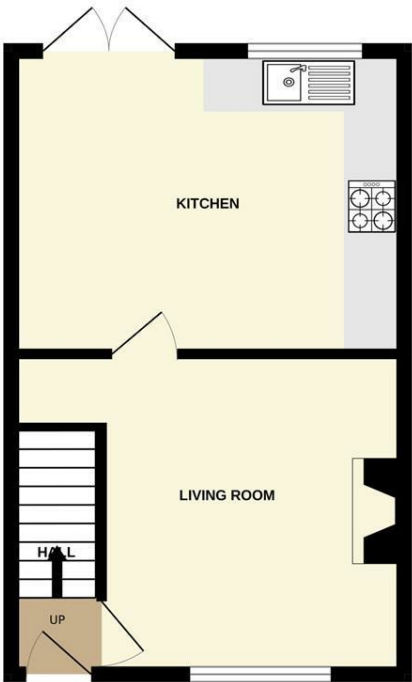
Outside

To the front of the property you will find a block paved driveway and gated side access leading to the generous primarily lawned rear garden which includes a patio, a range of mature trees and shrubs, a shed, workshop and a small pond.

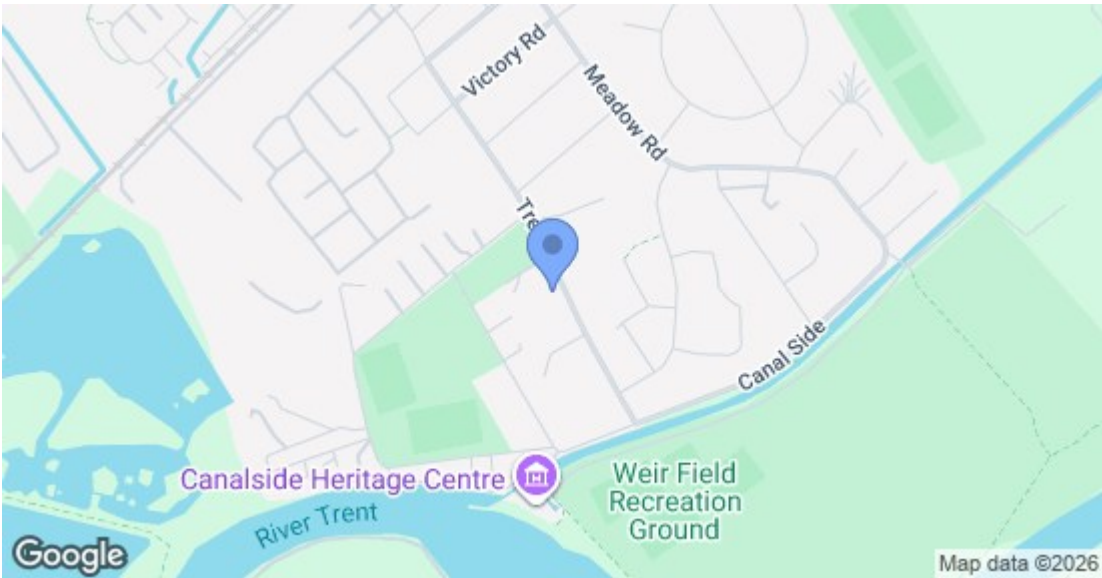
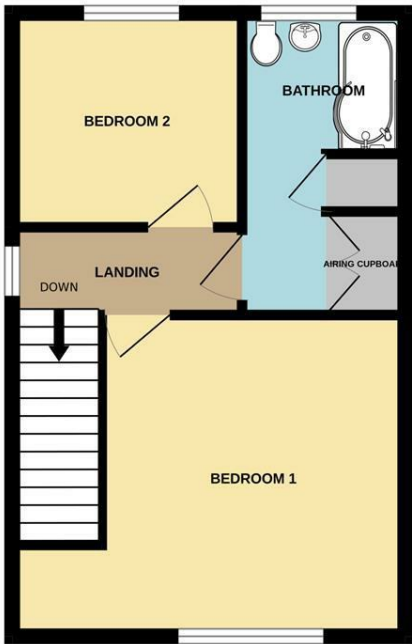




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.