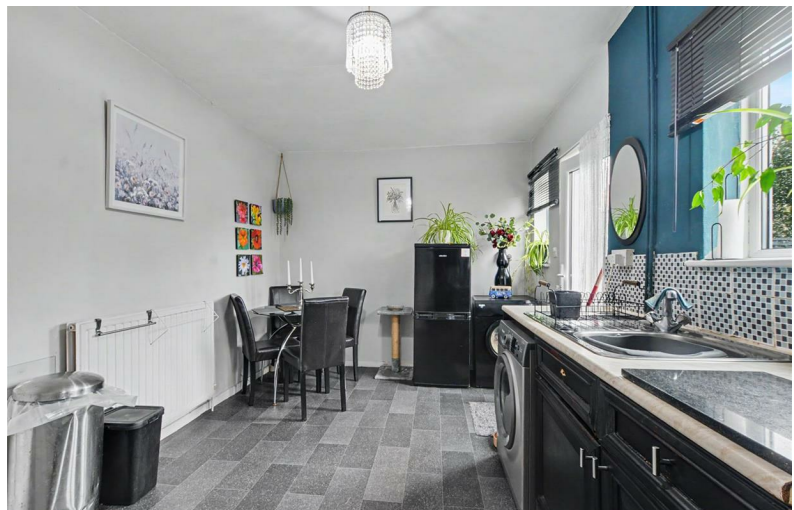
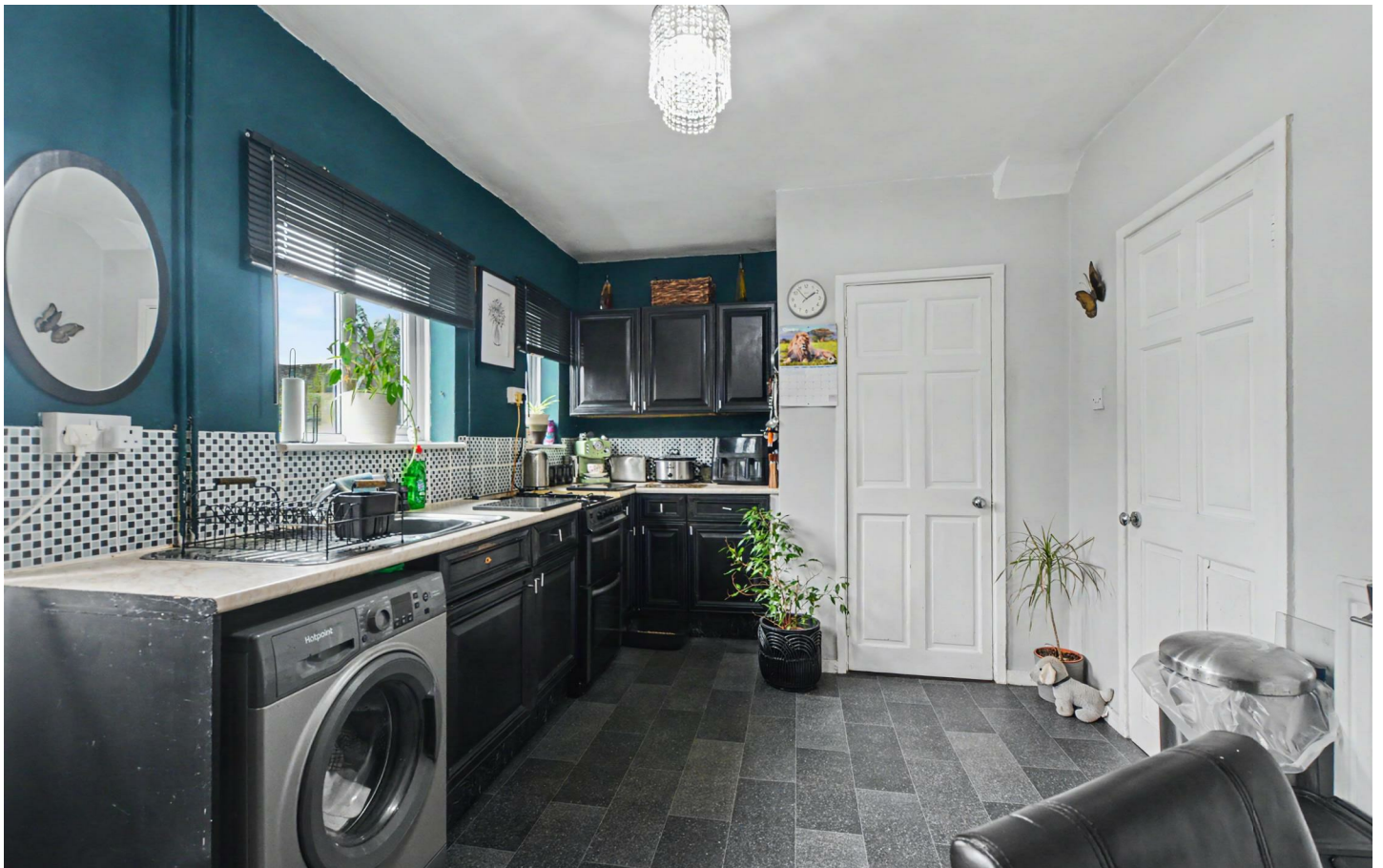




Alexandra Crescent,
Beeston, Nottingham
NG9 2BQ

£200,000 Freehold



A surprisingly spacious three-bedroom end-terrace house, offered for sale with no upward chain and ready to move into.

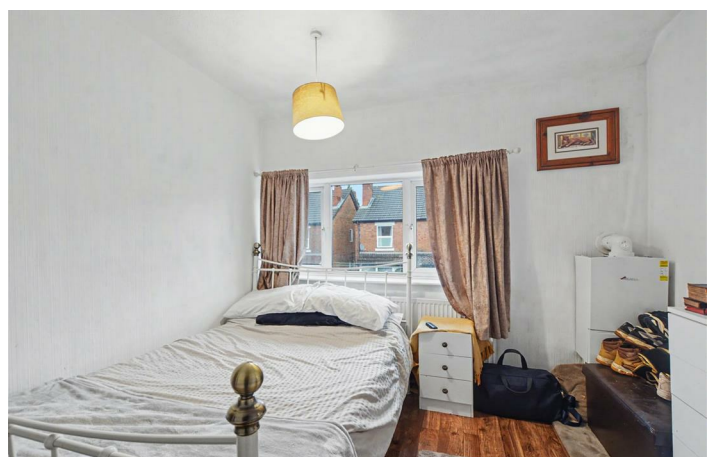
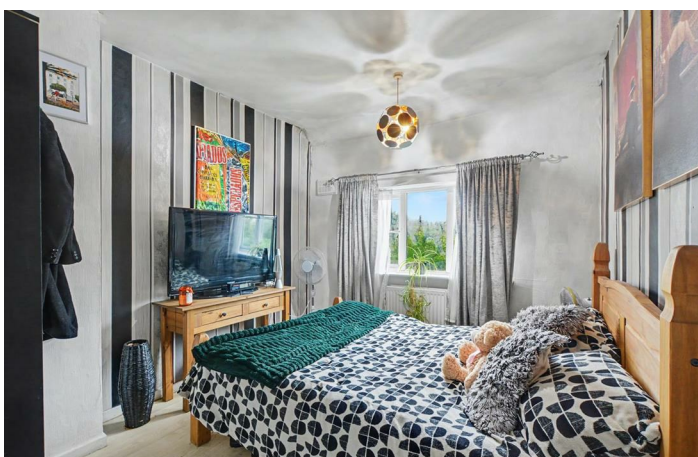
Alexandra Crescent is a residential street of traditional houses located in a perfect position, within walking distance of all that Beeston has to offer. There are fantastic public transport links with bus, tram and train, with the train station being around ten minutes walk away which has direct access to Nottingham, Derby and London St. Pancras.

Beeston town centre offers a great range of shops and facilities with a vibrant day and evening economy with any number of bars, restaurants, cafe's and even a cinema.

The property benefits from gas-fired central heating system served from a combination boiler and double glazing. The accommodation comprises entrance hall, lounge and open plan dining kitchen to the first floor which then provides access to three-well proportioned bedrooms and bathroom.

The gardens of this traditional property are particularly well-maintained and the rear garden offers an enjoyable, colourful space.

We believe this property will make a fantastic first purchase and with no upward chain, viewing is recommended.



Entrance Hall

Front entrance door, stairs to the first floor. Door to lounge.

Lounge

13'1" x 12'0" (4.01m x 3.68m)

Radiator, double glazed window to the front.

Dining Kitchen

16'6" x 9'4" (5.03m x 2.87m)

Fitted range of wall, base and drawer unit with work-surfacing and inset stainless steel sink and drainer. Gas cooker point, plumbing for a washing machine and appliance space. Understairs store cupboard, radiator, double glazed window to rear. Rear exit door.

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom One

10'4" x 10'0" (3.16m x 3.06m)

Wall-mounted gas combination boiler (central heating and hot water). Radiator, double glazed window to the front.

Bedroom Two

11'3" x 9'2" (3.43m x 2.80m)

Radiator, double glazed window to the rear.

Bedroom Three

7'10" x 6'10" (2.41m x 2.10m)

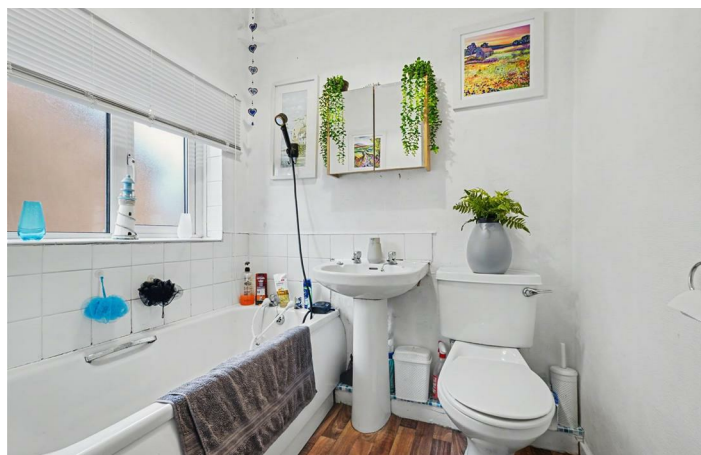
Radiator, double glazed window to the rear.

Bathroom

A three-piece suite comprising wash-hand basin, low-flush WC and bath with shower over. Double glazed window.

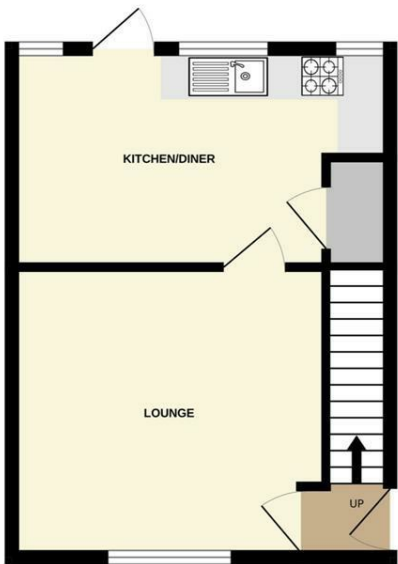
Outside

The property is set back from the road with hedged in front and side boundaries. There is a dropped kerb from the road to the pavement offering the potential for off-road parking (subject to confirmations and permissions and removal of hedgerow.) There is a pathway up for the side of the house leading to the front door, there is also a section of garden laid to lawn flanked with bedding. A gated pedestrian access leads to the rear garden, where there is patio area, lawns and particularly well-tended and colourful flower and shrubs beds. Garden shed.

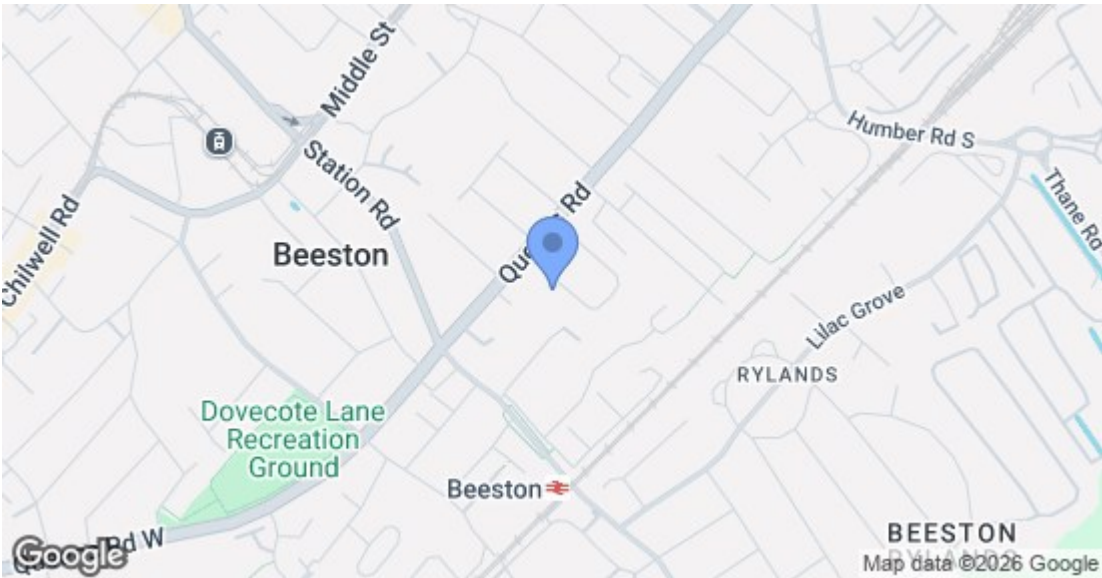
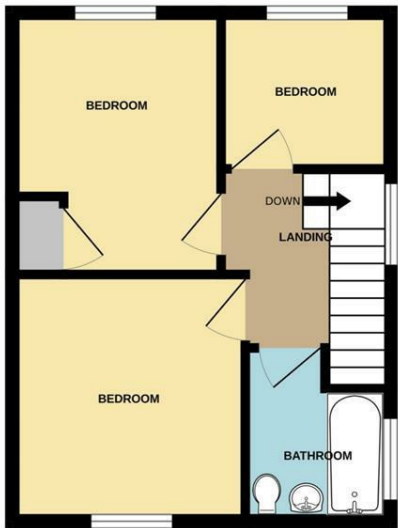




GROUND FLOOR



1ST FLOOR



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