



**356 Queens Road West, Beeston, NG9 1GW**  
£280,000 Freehold

  
**MARTIN&CO**

## Queens Road West, Beeston

3 Bedrooms, 1 Bathroom

£280,000

- Three Bedroom End Terrace House
- Beautifully Renovated Throughout
- Charming & Characterful
- Ample Off Road Parking
- Lounge With Wood Burning Stove
- Kitchen/Diner With French Doors
- Low Maintenance Rear Garden

Beautifully renovated throughout by the current owners, this three bedroom end terrace property requires early viewing to appreciate the charm, character and finish throughout. The property briefly comprises of a porch leading through to an entrance hall, lounge with bay window and wood burning stove, a stunning kitchen/diner ideal for entertaining, three bedrooms and a modern fitted shower room. Externally there is off road parking to the front for several vehicles and a low maintenance, enclosed rear garden with outhouse and covered canopy.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



**ENTRANCE HALL** Accessed via a porch with an external door and opaque window to the front, the hallway also had an opaque uPVC double glazed window to the side, period tile flooring throughout, ceiling light and stairs rising to the first floor.

**LOUNGE** 13' 9" x 10' (4.19m into bay x 3.05m) With a uPVC double glazed bay window to the front elevation, wood burning stove with brick built hearth and rustic fireplace beam, fitted carpet, wall mounted radiator and ceiling light.

**KITCHEN** 14' 2" x 11' 1" (4.32m x 3.38m) Offering a range of high and low level units with a squared edge worktop over incorporating a one and quarter stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob and extractor hood over, washing machine plumbing, ceramic tiled flooring, uPVC double glazed window to the rear elevation and French Doors to the rear garden, wall mounted radiator, under stairs storage cupboard and fitted ceiling spotlights.

**LANDING** With wooden flooring, loft hatch and ceiling light

**MASTER BEDROOM** 11' 11" x 10' 2" (3.63m x 3.1m) With a fitted carpet, feature fireplace, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 11' max reducing to 9' 2" x 7' (3.35m max reducing to reducing to 2.80m x 2.13m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the rear and ceiling light.

**BEDROOM THREE** 8' 7" x 6' 11" (2.62m x 2.11m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the rear and ceiling light.

**BATHROOM** With a fitted suite comprising of a double wide shower enclosure with electric shower, vanity wash hand basin, low flush w.c., wood effect vinyl floor covering, heated towel rail, opaque uPVC double

glazed window to the front and fitted ceiling spotlights.

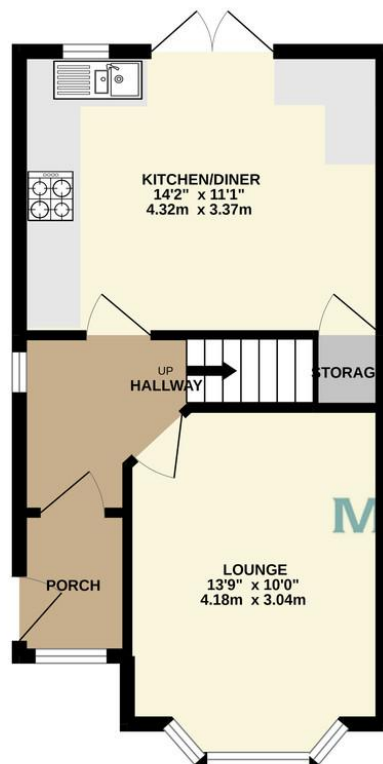
**EXTERNAL** The property offers a low maintenance enclosed rear garden with both gravelled and slabbed patio areas which also features a newly installed canopy, outhouse storage, external w.c. and fenced boundaries with secure gate access. To the front a gravelled driveway provides off road parking for several vehicles and there is a hedged boundary.



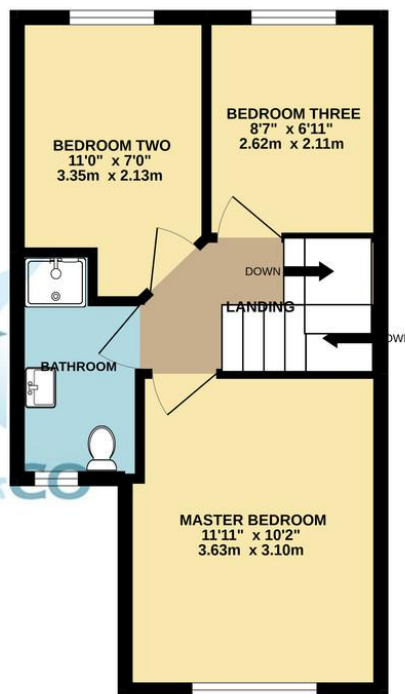




GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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