



Audley Drive, Beeston, Nottingham, NG9 2SF
£240,000 Freehold


MARTIN&CO

Audley Drive, Beeston

3 Bedrooms, 1 Bathroom

£240,000

- Three Bedroom Mid Terrace
- Contemporary Finish Throughout
- Refitted Kitchen
- Off Road Parking
- Enclosed Garden With Decking
- Lounge With French Doors
- Sought After Location

Well presented throughout this three bedroom mid terrace property is situated within this popular location affording easy access to the A52, University of Nottingham and QMC. In move in condition the property offers a contemporary finish throughout and briefly comprises of an entrance hallway, living room with dual aspect windows and French Doors to the rear garden, refitted dining kitchen and bathroom the ground floor. To the first floor are three well

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



proportioned bedrooms. Externally, the property offers an enclosed rear garden and driveway to the front providing off road parking for two vehicles. Early viewing is strongly recommended.

HALLWAY 5' 10" x 4' 5" (1.78m x 1.35m) Accessed via an external door with wood effect laminate flooring, stairs rising to the first floor and ceiling light.

LIVING ROOM 14' 11" x 11' 3" (4.55m x 3.43m) With wood effect laminate flooring, uPVC double glazed window to the front elevation and French Doors to the rear garden, wall mounted radiator and ceiling light.

DINING KITCHEN 9' 11" x 9' (3.02m x 2.74m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the rear elevation and external door to the rear garden,

under stairs storage and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and a mains fed mixer bar shower over, low flush w.c., vanity wash hand basin, wood effect laminate flooring, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

LANDING With wood effect laminate flooring, uPVC double glazed window to the rear elevation, loft hatch and ceiling light.

MASTER BEDROOM 15' x 9' 2" (4.57m x 2.79m) With wood effect laminate flooring, dual aspect uPVC double glazed windows to the front and rear elevations, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 2" x 8' (3.4m x 2.44m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

BEDROOM THREE 8' 2" x 6' 9" (2.49m x 2.06m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property offers an enclosed rear garden which is laid to lawn with a paved patio area, hedge and fence boundary. To the front is a gravelled driveway providing off road parking for two vehicles with a hedge and fenced boundary.









Floor 0



Floor 1

Approximate total area⁽¹⁾
666.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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