



Abbey Road, Beeston, NG9 2QF
Offers In Region Of £240,000 Freehold


MARTIN&CO

Abbey Road, Beeston

2 Bedrooms, 1 Bathroom

Offers In Region Of £240,000

- Two Bedroom Semi-Detached House
- Open Plan Lounge/Diner
- Excellent Location - Close To Town Centre
- Low Maintenance, South Facing Rear Garden
- On Road Parking
- No Onward Chain
- Ideal First Time Purchase or Investment Opportunity

Making an ideal first time purchase or investment opportunity being offered to the market with no onward chain, this two bedroom semi-detached property affords a fantastic location within walking distance of Beeston Town Centre which offers an array of local amenities and transport links. The property comprises of a large open plan lounge/diner with dual aspect windows, a fitted kitchen, two double bedrooms (master with fitted wardrobes) and a



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

modern fitted bathroom. Externally, the property has an enclosed, low maintenance, south facing rear garden and on road parking is available to the front.

RECEPTION ROOM 26' 10" x 12' 2" (8.18m x 3.71m)
Accessed via an external uPVC door the large open plan living space combines two original rooms and has dual aspect uPVC double glazed windows to the front and rear elevations, two wall mounted radiators, stairs rising to the first floor, two wall lights and two ceiling lights.

KITCHEN 13' 6" x 7' (4.11m x 2.13m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, breakfast bar area, splash back tiling, integrated electric oven, hob and extractor over, washing machine plumbing, vinyl floor covering, wall mounted radiator, dual aspect uPVC double glazed windows to the side and rear aspects and external uPVC door to the rear garden and ceiling light.

LANDING With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

MASTER BEDROOM 14' 8" x 12' 1" (4.47m x 3.68m)
With a fitted carpet, two uPVC double glazed windows to the front elevation, a range of fitted wardrobes with sliding mirrored doors, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 11" x 8' 11" (3.63m x 2.72m)
With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear aspect and ceiling light.

BATHROOM Comprising of a fitted suite with a panelled bath with chrome mixer tap, riser and shower over, low flush w.c, pedestal wash hand basin, heated towel rail, vinyl floor covering, ceramic wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

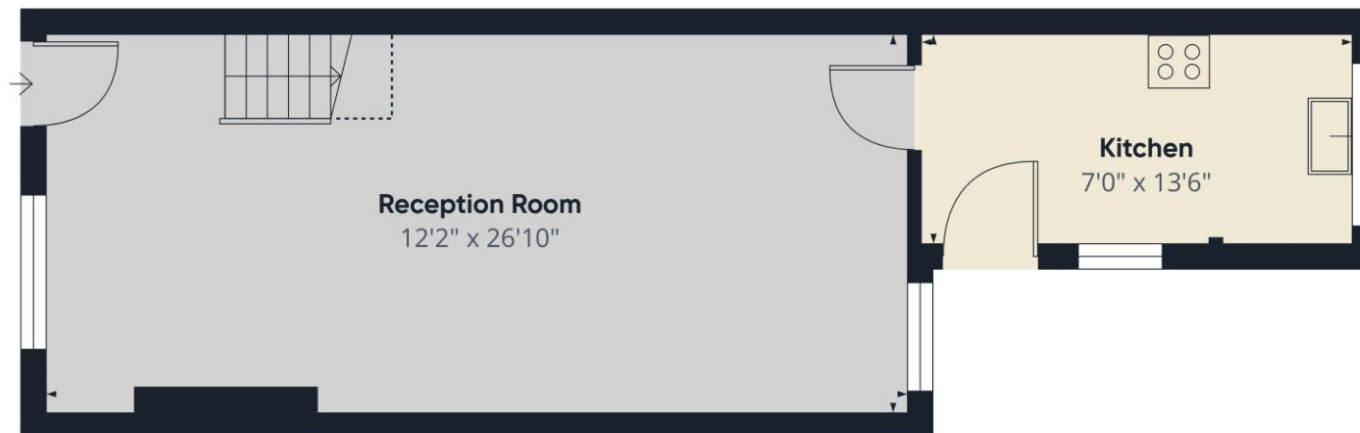
EXTERNAL The property enjoys a south-easterly

facing, low maintenance rear garden which has been landscaped to provide a paved patio area, fenced boundary, shed and secure gate access to the side. There is a small garden area to the front along with on road parking.









Floor 0



Floor 1

Approximate total area⁽¹⁾

788 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.