



Salisbury Street, Beeston, NG9 2EQ
Guide Price £260,000 Freehold


MARTIN&CO

Salisbury Street, Beeston

4 Bedrooms, 1 Bathroom

Guide Price £260,000

- Three/Four Bedroom Semi-Detached House
- Immaculately Presented
- Excellent Location
- Suitable For A Wide Range Of Buyers
- Ample Off Road Parking
- Conservatory
- For Sale by Modern Auction – T & C's apply

Immaculately presented throughout this three/four bedroom semi-detached property suits a wide range of buyers with previous HMO use or making an excellent family home with equal sized bedrooms. Situated within close proximity of Beeston Town Centre and transport links the accommodation comprises of an entrance hall, reception room/fourth bedroom, reception room with fireplace, fitted kitchen and conservatory to the ground floor. To the first



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

floor are three well proportioned double bedrooms, a family bathroom and a further separate w.c.. Externally, there is an enclosed rear garden and ample off road parking to the front and side. Early viewing is strongly recommended.

HALLWAY 13' 6" x 5' 4" (4.11m x 1.63m) Accessed via an external uPVC door with tiled flooring, storage cupboards, wall mounted radiator and ceiling light.

RECEPTION ROOM/BEDROOM FOUR 13' 7" x 11' 5" (4.14m x 3.48m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

RECEPTION ROOM 12' 4" x 11' 10" (3.76m x 3.61m) With wood effect laminate flooring, gas fire with hearth and surround, wall mounted radiator, uPVC double glazed French doors to the conservatory and ceiling light.

KITCHEN 9' 3" x 6' 8" (2.82m x 2.03m) With a range of

high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over and stainless steel splash back, tiled flooring, under stairs storage cupboard with washing machine plumbing, opaque uPVC double glazed window to the side elevation and wall light, uPVC double glazed window to the rear elevation, external uPVC door to the rear garden and fitted ceiling spotlights.

CONSERVATORY 8' 10" x 7' 10" (2.69m x 2.39m) With tiled flooring, uPVC double glazed windows to triple elevations and French doors leading to the rear garden, wall mounted radiator and two wall lights.

LANDING With fitted carpet, opaque uPVC double glazed window to the side elevation and ceiling light.

MASTER BEDROOM 12' 5" x 11' 10" (3.78m x 3.61m) With fitted carpet, uPVC double glazed bay window to the rear elevation, wall mounted radiator and ceiling

light.

BEDROOM TWO 10' 7" x 8' 2" (3.23m x 2.49m) With fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator, loft hatch and ceiling light

BEDROOM THREE 13' 8" x 6' 6" (4.17m x 1.98m) With fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath, shower cubicle with a mains fed mixer bar shower with riser and twin shower head, pedestal wash hand basin, low flush w.c., floor and part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

W.C. With a low flush w.c., vanity wash hand basin, floor and part wall tiling, opaque uPVC double glazed window to the side elevation and fitted ceiling spotlight.



EXTERNAL The enclosed rear garden is laid to lawn with a paved patio area, gravelled and barked beds, fenced boundary and secure gate access. The front of the property has been paved to provide off road parking for multiple vehicles.

AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within







Floor 0



Floor 1

Approximate total area⁽¹⁾
892 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.