



Arden Close, Beeston, Nottingham, NG9 2FZ
Offers In Region Of £190,000 Freehold


MARTIN&CO

Arden Close, Beeston

2 Bedrooms, 1 Bathroom

Offers In Region Of £190,000

- Two Bedroom Mid Terrace House
- Open Plan Living
- Quiet Cul-De-Sac Setting
- Excellent Location
- Large Enclosed Rear Garden
- Residents Permit Parking
- Viewing Recommended

Quietly nestled in a cul-de-sac setting sits this two bedroom mid terrace house which affords charm and character throughout. Situated close to Beeston Town Centre the property also has easy access to the A52, University of Nottingham, QMC and Net Tram Network. The property comprises of an entrance leading through to an open plan living/dining/kitchen with dual aspect windows and a spacious feel. To the first floor there is a generously sized



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

master bedroom with over stairs storage, a second double bedroom and a fitted bathroom. The property offers good sized, established front and rear gardens and there is residents permit parking.

HALLWAY 4' 2" x 3' 5" (1.27m x 1.04m) Accessed via an external door with wooden flooring, stairs rising to the first floor and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 18' 8" x 13' 6" (5.69m x 4.11m) The living area has wooden flooring, uPVC window to the front elevation, wall mounted radiator and ceiling light and opens to the fitted kitchen with a range of fitted base units with a squared edge wooden worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, tiled flooring, two uPVC double glazed windows to the rear elevation and ceiling light.

UTILITY AREA 8' 3" x 2' 10" (2.51m x 0.86m) Utility

area positioned under the stairs with washing machine plumbing, vinyl floor covering, external uPVC door to the rear garden and two ceiling lights.

LANDING With fitted carpet, sky light and ceiling light.

MASTER BEDROOM 13' 8" x 10' 3" (4.17m x 3.12m) With wooden flooring, uPVC double glazed window to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BEDROOM TWO 10' x 8' 6" (3.05m x 2.59m) With fitted carpet, uPVC double glazed window to the rear elevation, airing cupboard, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall tiling, heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed garden which is mainly laid to lawn with a raised deck area, paved patio area, shed and hedge boundary. To the front is a laid to lawn garden with hedge and fence boundary. There is residents permit parking located within the cul-de-sac.









Floor 0



Floor 1

Approximate total area⁽¹⁾
580.17 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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