



Collin Street, Beeston, NG9 1EW
£325,000 Freehold


MARTIN&CO

Collin Street, Beeston

4 Bedrooms, 2 Bathroom

£325,000

- Three/Four Bedroom End Terrace
- Open Plan Living With Refitted Kitchen
- Low Maintenance Rear Garden
- Two Bathrooms Rooms
- Close To Net Tram Network/Beeston Town Centre
- On Road Parking
- No Onward Chain

Suiting a range of buyers this deceptively spacious three/four bedroom end terrace house offers a neutral and modern interior and is situated in a superb location just a short walk from Beeston Town Centre and on the NET Tram Line. Arranged over three floors the property comprises of an entrance hall, reception room/bedroom and open plan living/dining/kitchen to the ground floor, there is a double bedroom and two bathrooms to the first floor with two further



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

double bedrooms to the second floor. Externally there is a low maintenance rear garden and on road parking is available. Being offered to the market with no onward chain, early viewing is strongly recommended.

HALLWAY 4' 8" x 3' 5" (1.42m 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 20' 1" x 13' 5" (6.12m x 4.09m) The modern fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, integrated electric oven, microwave, fridge, freezer, inset gas hob with extractor hood over, washing machine, splash back tiling, floor covering, uPVC double glazed window to the rear elevation, ceiling light and external door to the rear garden. The living/dining area has floor covering, dual aspect uPVC double glazed windows to the side and rear elevations, exposed brick fireplace, wall mounted radiator and ceiling light.

RECEPTION ROOM/BEDROOM FOUR 12' 11" x 11' 6" (3.94m x 3.51m) With wooden flooring, two windows to the front and side elevations, feature fireplace, fitted wardrobe, wall mounted radiator and ceiling light.

FIRST FLOOR LANDING 10' 6" x 5' 7" (3.2m x 1.7m) With wooden flooring, wall mounted radiator, stairs rising to the second floor and ceiling light.

BEDROOM ONE 13' x 11' 6" (3.96m x 3.51m) With wooden flooring, two windows to the front and side elevations, feature fireplace, fitted wardrobe, wall mounted radiator and ceiling light.

BATHROOM Comprising of a bath with shower over, low flush w.c. pedestal wash hand basin, wooden flooring, part wall tiling, chrome heated towel rail, window to the rear elevation and ceiling light.

SHOWER ROOM With a double wide walk in shower enclosure with a mains fed mixer bar shower with riser and twin shower head, low flush w.c. pedestal wash

hand basin, wooden flooring, wall mounted radiator, opaque window to the side elevation and ceiling light.

SECOND FLOOR LANDING 6' x 2' 11" (1.83m x 0.89m) With wooden flooring, window to the side elevation and ceiling light.

BEDROOM THREE 11' 6" x 9' 9" (3.51m x 2.97m) With wooden flooring, wall mounted radiator, fitted wardrobe, Velux window and ceiling light.

BEDROOM FOUR 12' 10" x 7' 7" (3.91m x 2.31m) With wooden flooring, wall mounted radiator, fitted wardrobe, Velux window and ceiling light.

EXTERNAL The property offers an enclosed and low maintenance south-east facing rear garden which is block paved with a walled boundary and gate access. On road parking is available to the front.









Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>

MARTIN&CO

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.