



102 Meadow Road, Beeston Rylands, NG9 1JS

Guide Price £260,000-£270,000 Freehold



Meadow Road, Beeston Rylands

3 Bedrooms, 1 Bathroom

Guide Price £260,000-£270,000

- Extended Three Bedroom End Terrace
- Open Plan Kitchen/Diner With Island
- Off Road Parking & Garage
- South-West Facing Rear Garden
- Corner Plot
- Sought After Location



GUIDE PRICE £260,000-£270,000. Extended to provide a stunning open plan kitchen/diner, this three bedroom end terrace property also sits on an enviable corner plot. Briefly comprising of an entrance hall, lounge with bay window, open plan kitchen/diner with island unit, three bedrooms and a modern bathroom suite, externally the property has an enclosed south-west facing rear garden, off road parking to the front and a detached single garage. Early viewing is strongly recommended.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



ENTRANCE HALL Accessed via a porch with external door, vinyl floor covering, two wall mounted radiators, stairs rising to the first floor and ceiling light.

RECEPTION ROOM 13' 11" x 10' 11" (4.24m x 3.33m) With a uPVC double glazed bay window to the front elevation, wooden flooring, gas fire and surround, wall mounted radiator, ceiling light and two wall lights.

KITCHEN/DINER 23' 10" x 13' 11" (7.26m x 4.24m) This stunning open plan space has been created using a single storey rear extension and features a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, integrated electric twin oven, inset hob and extractor hood over, centre island unit with breakfast bar, uPVC double glazed windows to the side and rear elevations, two Velux windows flooding the kitchen area with light and uPVC double glazed French Doors leading out to the rear garden, wood effect vinyl floor covering, washing machine & dishwasher plumbing, two wall mounted radiators, under stairs storage cupboard, ceiling and

fitted ceiling spotlights.

LANDING With ceiling light and loft hatch.

MASTER BEDROOM 13' 11" x 10' 11" (4.24m x 3.33m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 2" x 7' 6" (2.79m x 2.29m) With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

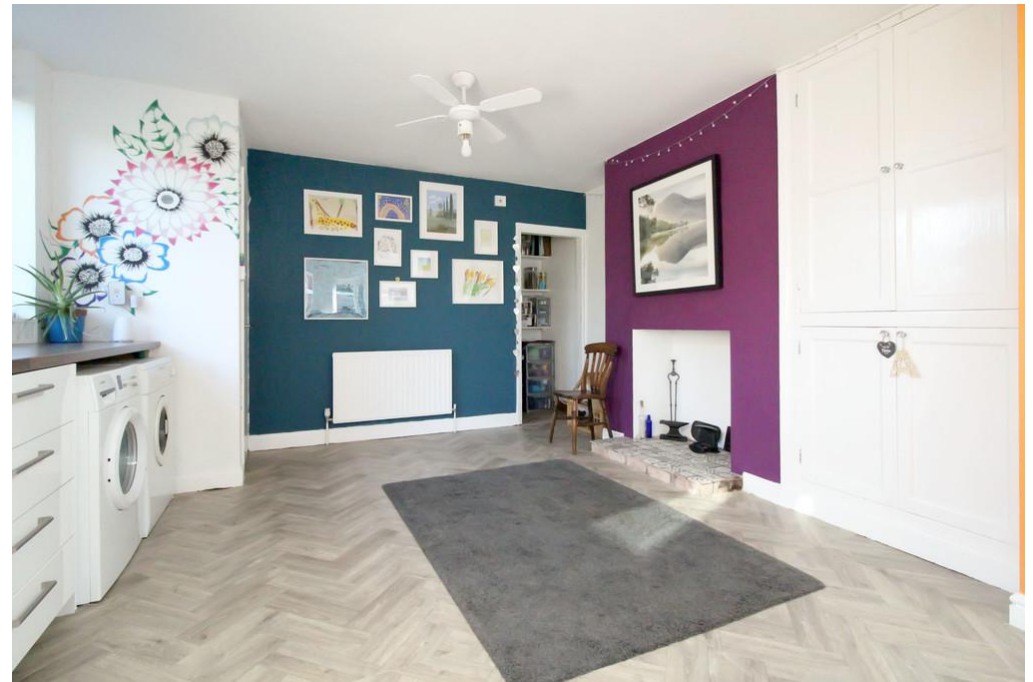
BEDROOM THREE 9' 2" x 6' 1" (2.79m x 1.85m) With a uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

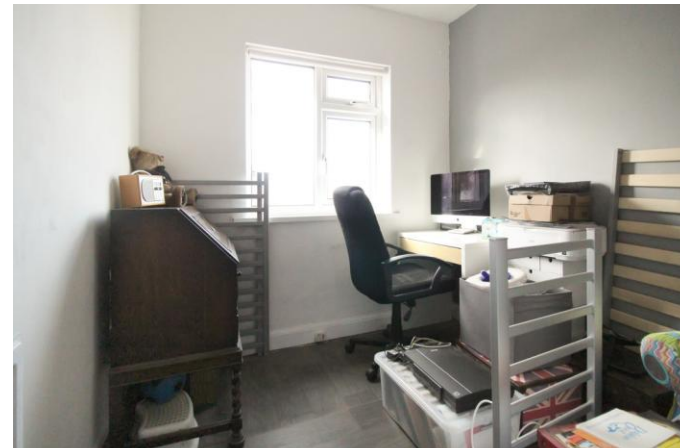
BATHROOM With a modern fitted suite comprising of a panelled bath with electric shower over, low flush w.c., vanity wash hand basin with chrome mixer tap, vinyl floor covering, opaque uPVC double glazed window to the side, over stairs storage, wall mounted

radiator and ceiling light.

EXTERNAL The property sits on an enviable corner plot and offers an enclosed, south-west facing rear garden which is mainly laid to lawn with a patio area, secure gate access and a fenced and hedged boundary. To the front is off parking and there is a detached single garage to the rear.

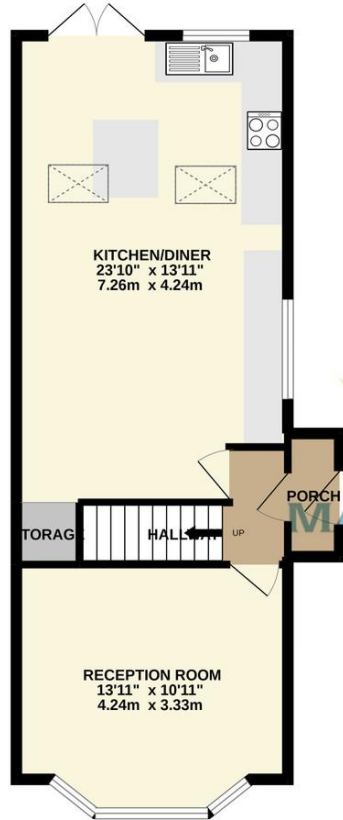
LOCATION Ideally situated in this sought after location affording easy access to Beeston Town Centre, the A52 and the M1 at Junction 25. Beeston Train Station is less than 0.3 miles away and there are several tram stops in around 3/4 of a mile. For local walks the canal path is also nearby.







GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

