



6 Clinton Street, Beeston, NG9 1AZ
£285,000 Freehold


MARTIN&CO

Clinton Street, Beeston

4 Bedrooms, 1 Bathroom

£285,000

- Ideal Investment Opportunity
- Approx 7% Yield
- Renovated In 2020
- Modern & Neutral Interior
- No Onward Chain
- Sought After Location
- Deceptively Spacious

ATTENTION INVESTORS Having undergone a programme of renovation in 2020 and generating a current yield of approx. 7% this mid-terrace property is situated in a sought after location close to Beeston Town Centre. The accommodation briefly comprises of a modern fitted kitchen, communal reception room, a double bedroom to the ground floor, a large double bedroom and a single bedroom alongside a modern shower room to the first floor and a final spacious double bedroom in the converted attic. Externally the property offers a rear garden and there is on road parking to the front.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



KITCHEN 10' x 5' 7" (3.05m x 1.7m) Accessed via an external uPVC door the modern fitted kitchen offers a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric oven, gas hob with extractor hood over, washing machine, wood effect vinyl flooring, uPVC window to the side elevation and fitted ceiling spotlights.

RECEPTION ROOM 11' 11" x 11' 9" (3.63m x 3.58m) With a uPVC double glazed window to the rear elevation, wood effect flooring, feature fireplace, wall mounted radiator, under stairs storage cupboard and ceiling light.

HALLWAY With fitted carpet, wall mounted radiator, stairs rising to the first floor and access to bedroom one.

BEDROOM ONE 12' 00" x 11' 9" (3.66m x 3.58m) With a uPVC external door and double glazed bay window to the front elevation, fitted carpet, wall mounted

radiator, feature fireplace and ceiling light.

LANDING With fitted carpet, under stairs storage cupboard, two ceiling lights and stairs rising to the second floor.

BEDROOM TWO 15' 3" x 15' 1" (4.65m x 4.6m) With two uPVC double glazed windows to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 3" x 6' 4" (3.12m x 1.93m) With a uPVC double glazed window to the rear elevation, fitted carpet, wall mounted radiator and ceiling light.

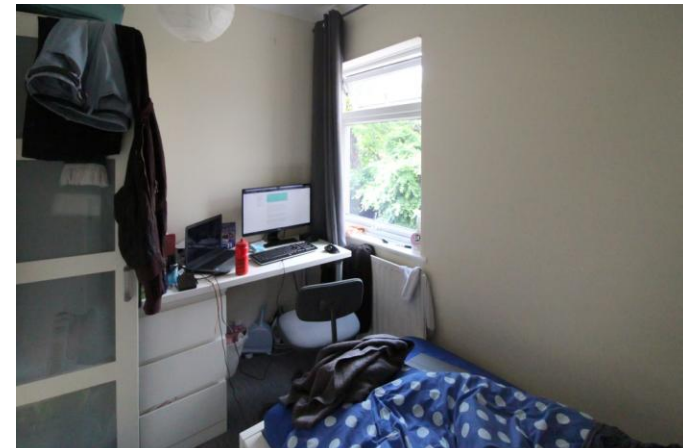
SHOWER ROOM With a fitted suite comprising of a double wide shower enclosure with electric shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, heated towel rail, opaque uPVC double glazed window to the rear and ceiling light.

BEDROOM FOUR 15' 5" x 15' 3" (4.7m x 4.65m)

Located on the second floor this spacious double bedroom has a fitted carpet, wall mounted radiator, Velux window and ceiling light.

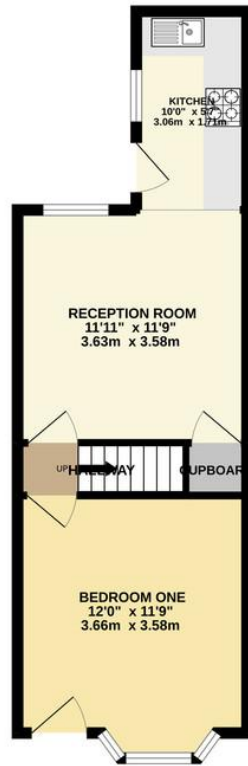
EXTERNAL The property has a rear garden which is mainly lawned with mature shrubs, fence and walled boundary and outhouse. There is a small hedged garden to the front an on road parking is available.



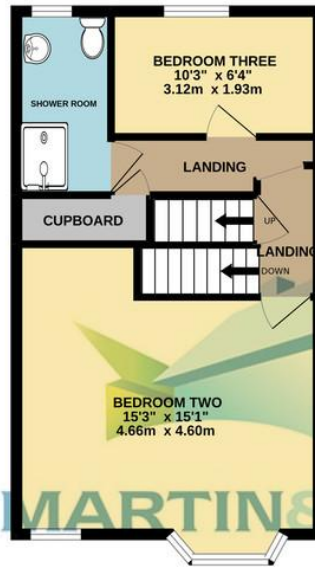




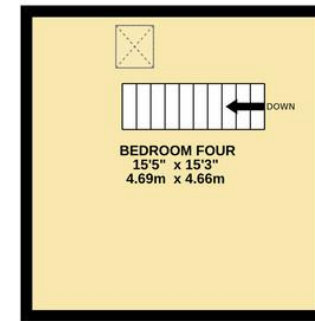
GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.