

# HoldenCopley

PREPARE TO BE MOVED

Henry Road, Beeston, Nottingham NG9 2BE

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£995 PCM

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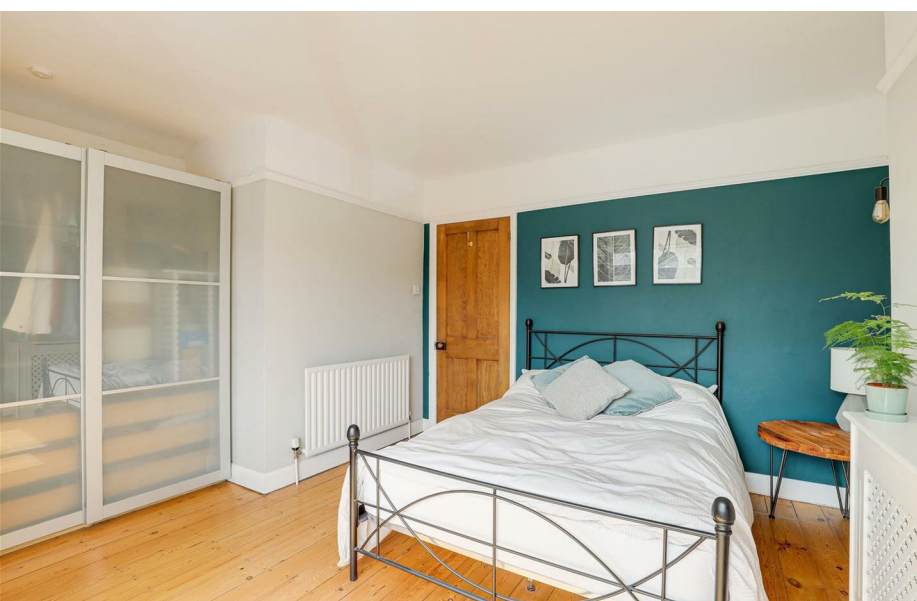


BEAUTIFULLY PRESENTED THROUGHOUT...

This charming two-bedroom semi-detached house, located in the sought-after area of Beeston, is set to hit the market, offering a beautifully presented living space ideal for couples or working professionals. Boasting spacious and character-filled interiors, the property is conveniently situated within close proximity to a variety of shops, dining options, and transportation links to the City Centre. Upon entering, guests are greeted by an inviting entrance hall that leads to a generously sized living room featuring a striking fireplace and a bay window, creating a warm and welcoming atmosphere. The modern fitted kitchen, styled in a contemporary fashion, comes equipped with a range of both integrated and free-standing appliances, catering to all culinary needs. Upstairs, the first floor accommodates two well-proportioned bedrooms, serviced by a modern three-piece bathroom suite, ensuring comfort and convenience for residents. Externally, the property offers a gravelled area at the front with on-street parking availability, while the rear boasts an enclosed garden complete with a lush lawn, paved seating area, and gravelled sections adorned with decorative plants and shrubs. Additionally, the garden provides access to the garage, making it an ideal space for outdoor activities during the Summer months. Available part-furnished, this delightful property will be ready for occupancy at the beginning of June, presenting an excellent opportunity for those seeking a comfortable and conveniently located home in Beeston.

MUST BE VIEWED!





- Semi-Detached
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Three Piece Bathroom
- Ample In-Built Storage
- Driveway & Garage
- Front & Rear Gardens
- Sought After Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The entrance hall has carpeted flooring and stairs, smoke alarm, radiator and single composite door providing access into the accommodation

#### Living Room

10'11" x 14'9" (3.34m x 4.51m)

The living room has wooden flooring, chimney breast with an alcove and log burner with a tiled hearth, radiator, sofa and armchair, Virgin box & Wi-Fi hub, freestanding lamp and UPVC double glazed bay window to the front elevation

#### Kitchen/Diner

13'0" x 14'2" (3.97m x 4.34m)

The kitchen has tiled flooring, partially tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs and extractor unit, stainless steel sink and a half with a drainer and mixer taps, kettle, toaster, fridge/freezer, washing machine, microwave, in-built pantry, dining table and chairs, chimney breast with alcove, radiator, UPVC double glazed window to the rear elevation and UPVC double glazed French doors providing access to the rear garden

### FIRST FLOOR

#### Landing

The landing has carpeted stairs, smoke alarm, loft hatch, UPVC double glazed window to the side elevation and provides access to the first floor accommodation

#### Master Bedroom

11'10" x 14'3" (3.62m x 4.35m)

The main bedroom has wooden flooring, chimney breast, beading to the walls, freestanding double wardrobe, double bed and mattress, chest of drawers, radiator, bedside table and UPVC double glazed window to the front elevation

#### Bedroom Two

7'5" x 13'0" (2.27m x 3.97m)

The second bedroom has wooden flooring, chimney breast with open fireplace, in-built storage cupboard, double wardrobe, radiator, day bed with mattress, bedside table and UPVC double glazed window to the rear elevation

#### Bathroom

8'8" x 4'10" (2.65m x 1.48m)

The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, chrome towel rail, pedestal washbasin with mixer taps, low level dual flush WC, panelled bath

with mixer taps and wall mounted water fall shower, shower over and shower screen, storage unit, extractor fan and UPVC double glazed obscure window to the rear elevation

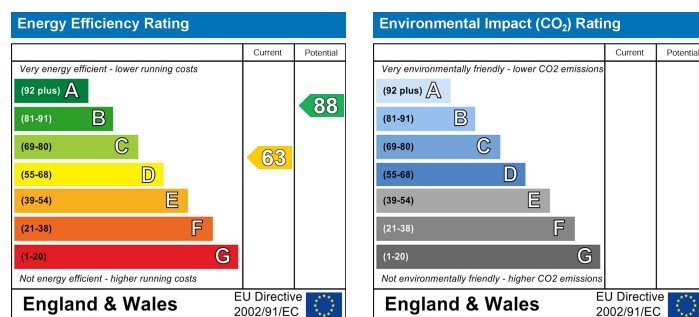
### OUTSIDE

#### FRONT

To the front is a gravelled area with a hedge surround and availability for on street parking

#### REAR

To the rear is an enclosed rear garden with a lawn, paved seating area, gravelled area, garage, a range of plants and shrubs with a fence surround and gated access



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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