

# HoldenCopley

PREPARE TO BE MOVED

Imperial Road, Beeston, Nottinghamshire NG9 IET

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Offers Over £290,000 - £325,000



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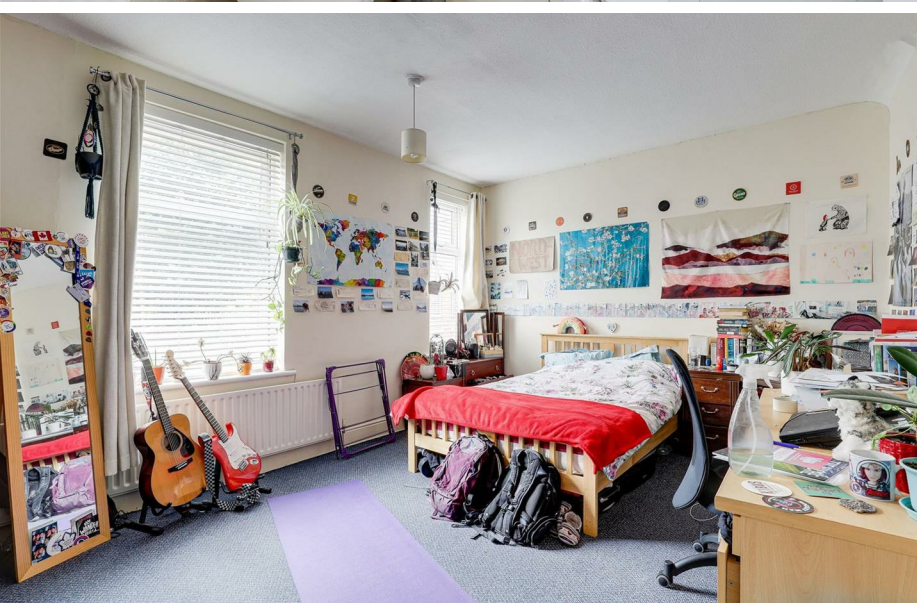
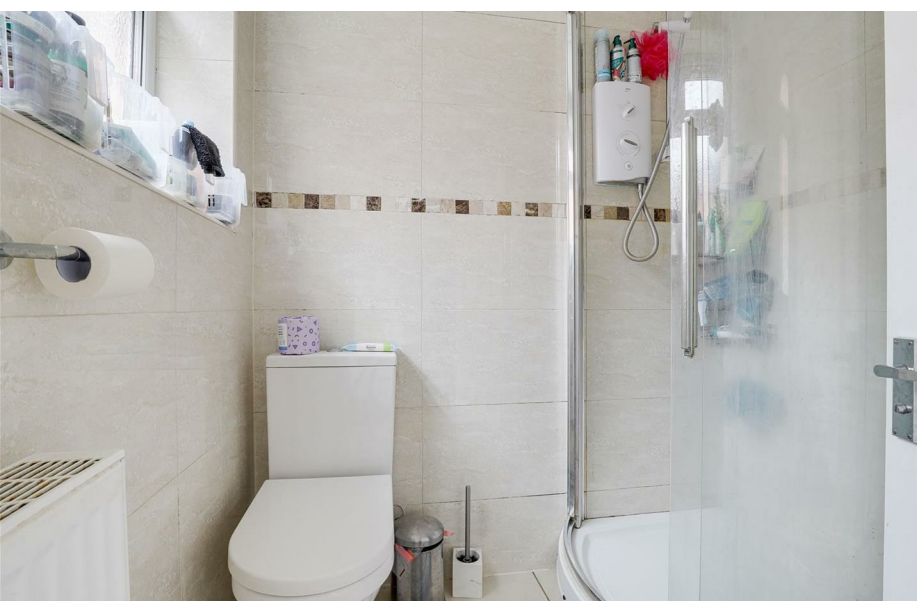
TENANTED FOR THE UPCOMING ACADEMIC YEAR...

This spacious three-storey end terraced house presents an excellent investment opportunity, ideal for both new and experienced investors. Situated close to local amenities and offering superb transport links, this property combines convenience with rental income potential. The ground floor features a hallway, a versatile third bedroom, and a dining room with open access to a well-fitted kitchen. From the rear hall, you can access the low-maintenance rear garden, and there's a three-piece bathroom suite on this level as well. The first floor comprises two generously-sized bedrooms, while the second floor boasts an additional large double bedroom, providing ample living space throughout. Externally, the property benefits from on-street parking at the front and an enclosed courtyard garden at the rear, complete with courtesy lighting, fence panelled boundaries, and gated access. This property is being sold with tenants in situ, generating £25,000 plus per annum, making it an immediate income-generating investment.

MUST BE VIEWED







- End Terraced House
- Four Bedrooms
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Tenants In Situ
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Hallway

The hallway has carpeted flooring, and a solid wooden door providing access into the accommodation.

### Bedroom Three

11'10" x 12'0" (3.63m x 3.66m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, and carpeted flooring.

### Dining Room

11'11" x 11'11" (3.64m x 3.65m)

The dining room has a UPVC double glazed window to the rear elevation, a TV point, a feature fireplace, an in-built cupboard, space for a fridge freezer, and open access into the kitchen.

### Kitchen

9'2" x 5'9" (2.81m x 1.77m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a ceramic hob, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the side elevation.

### Bathroom

5'4" x 5'8" (1.63m x 1.73m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower, a radiator, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## FIRST FLOOR

### Landing

5'6" x 13'1" (1.68m x 3.99m)

The landing has carpeted flooring, and access to the first floor accommodation.

### Bedroom One

15'11" x 12'2" (4.86m x 3.72m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bedroom Four

9'6" x 12'4" (2.92m x 3.76m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, a wrought iron feature fireplace, and carpeted flooring.

## SECOND FLOOR

### Bedroom Two

16'0" x 16'0" (4.88m x 4.89m)

The second bedroom has a UPVC double glazed window to the front elevation, two radiators, access into the loft, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is on-street parking.

### Rear

To the rear of the property is an enclosed courtyard with courtesy lighting, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

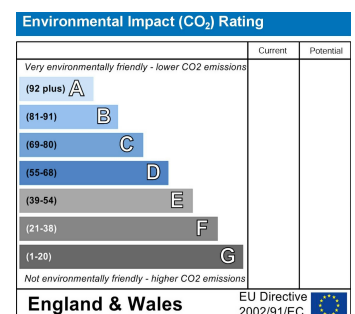
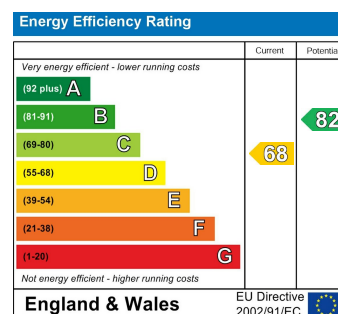
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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