



Three bedroom Detached House located in Beeston.

Offers In Region Of
£295,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

84, Leamington Drive
Beeston
Nottingham
NG9 5LN



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PROPERTY SUMMARY

Merritt Estates bring to the market a three-bedroom detached property, requiring modernisation but a perfect opportunity to make it your dream home. Benefiting from off-street parking for multiple vehicles, driveway and a larger than average plot. Accommodation briefly comprising of an entrance hallway leading to a kitchen/diner with views of the rear aspect, UPVC patio door leading to the rear garden. A front reception room with the benefit of dual windows to the front, allowing plenty of natural light to flood into this generous living space. To the first floor, two double bedrooms and a third single room. Family bathroom with separate shower and bath.

To the rear a good-sized plot, benefiting from privacy at the rear, allowing for a rear extension – subject to planning. Patio and lawned area. Garage and ample car standing to the front with lawn and mature borders.

If you are looking for a property to make your own, viewing comes highly recommended.

Offered to the market with vacant possession and no upward chain

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

CONTACT

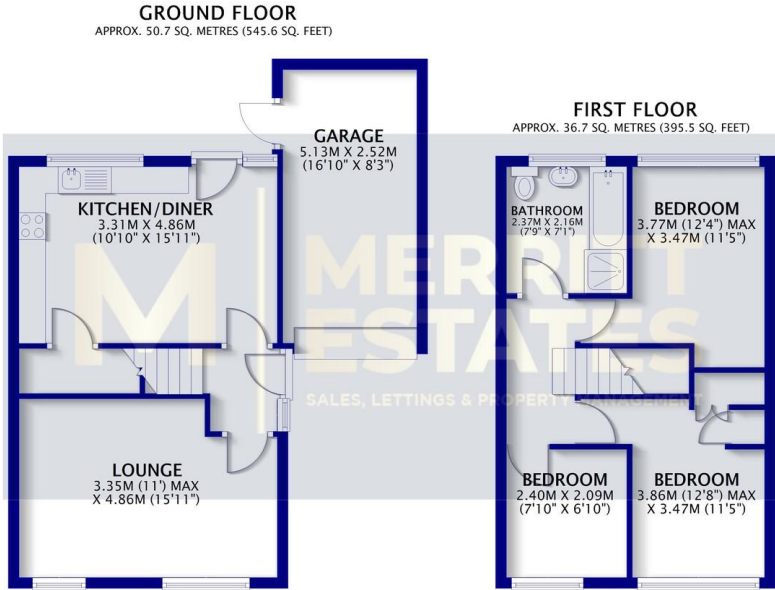
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL AREA: APPROX. 87.4 SQ. METRES (941.1 SQ. FEET)