



Two-bedroom Mid-Terraced House located in Beeston.

Offers Over
£220,000

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LETTINGS & PROPERTY MANAGEMENT

12 Hook Close Beeston Nottingham NG9 5AT

PROPERTY SUMMARY

Merritt Estates are happy to bring to the market this delightful two-bedroom, mid-terrace property, with allocated parking and an enclosed rear garden. Within close walking distance to local amenities and the beautiful Attenborough Nature Reserve.

The accommodation briefly comprises of an entrance hallway with downstairs w/c, fitted kitchen with base and wall units, cloaks cupboard and open plan living/dining area. Patio doors lead to a well-maintained rear garden with shed.

To the first floor are two double bedrooms both with en-suite bathrooms.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2



2



1



B



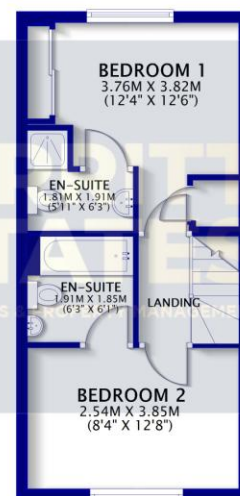
C



GROUND FLOOR
APPROX. 31.7 SQ. METRES (341.7 SQ. FEET)



FIRST FLOOR
APPROX. 32.1 SQ. METRES (345.4 SQ. FEET)



TOTAL AREA: APPROX. 63.8 SQ. METRES (687.1 SQ. FEET)

CONTACT

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