



Three Bedroom Mid Terraced House located in Beeston.

Offers In Region Of
£245,000

Find us on..



M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

15 Derby Street Beeston Nottingham NG9 2LG



3



1



2



B



EPC

D



PROPERTY SUMMARY

Merritt Estates are delighted to present this instantly appealing period mid-terraced property. Beautifully presented and ideally suited for first-time buyers or savvy investors alike.

Situated just moments from Beeston's vibrant High Road and a full range of local amenities, this charming home offers spacious accommodation across three floors, combining classic character with modern comforts.

To the ground floor, two reception rooms, a well-maintained kitchen with space for appliances and a stylish contemporary shower room.

The first floor boasts three generous bedrooms, including a large attic bedroom, and is filled with natural light thanks to its south-west facing rear aspect.

Benefiting from gas-fired central heating and double glazing the home also enjoys a pleasant, enclosed garden-a rare find for such a central location.

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.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittstates.com

T 01156463924

www.merrittstates.com