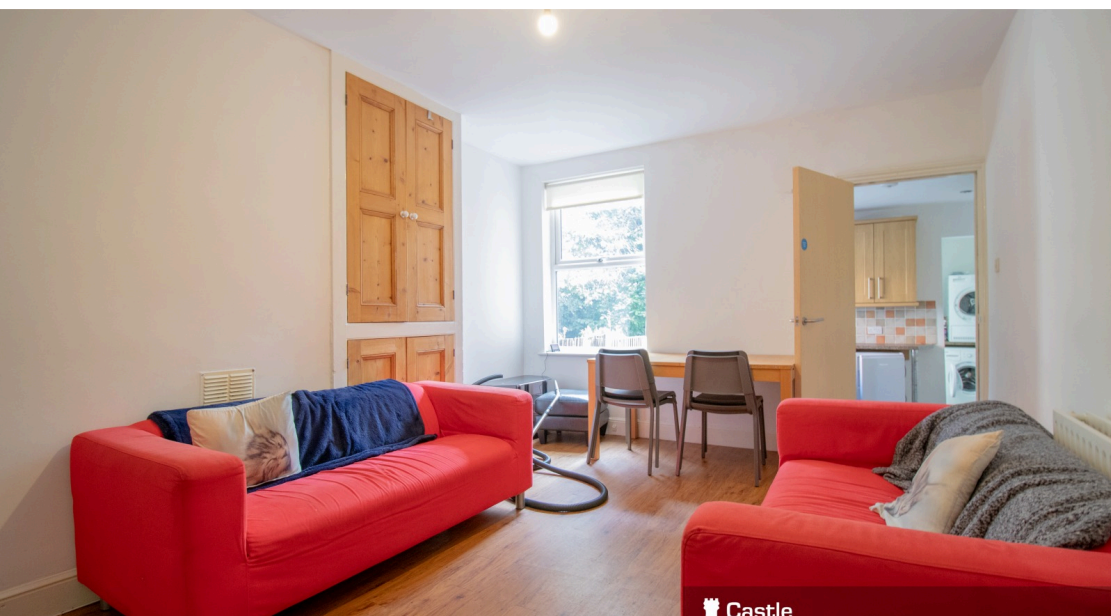




4
Bedrooms

2
Bathrooms

Guide price £260,000
Broadgate, Beeston, NG9 2GG



A well-presented and spacious four-bedroom property in a prime Beeston location, just a three-minute walk from the University of Nottingham and close to Beeston High Road. The property offers flexible accommodation over two floors, featuring a bright living room, fitted kitchen with utility area, two bathrooms, and a good-sized rear garden. Permit parking is available nearby. With excellent transport links including buses, trams, and Beeston train station, this property is ideal for families or investors, benefiting from strong rental demand.

An excellent opportunity to acquire this **well-presented and spacious four-bedroom property**, offering flexible accommodation ideally suited to **family living or investment purposes**. Ideally positioned in the heart of Beeston, the property is located just a **three-minute walk from the University of Nottingham** and within close proximity of **Beeston High Road**, providing convenient access to a wide range of shops, amenities, and services.

The accommodation is arranged over two floors and begins with a **generous front-facing double bedroom**, benefiting from excellent natural light. The **central living room** forms the hub of the home, offering a welcoming and comfortable space for both relaxation and entertaining. To the rear, the **fitted kitchen** provides ample storage and workspace and is complemented by an adjoining **utility area**, adding to the home's practicality. A **ground-floor bathroom** completes the downstairs accommodation.

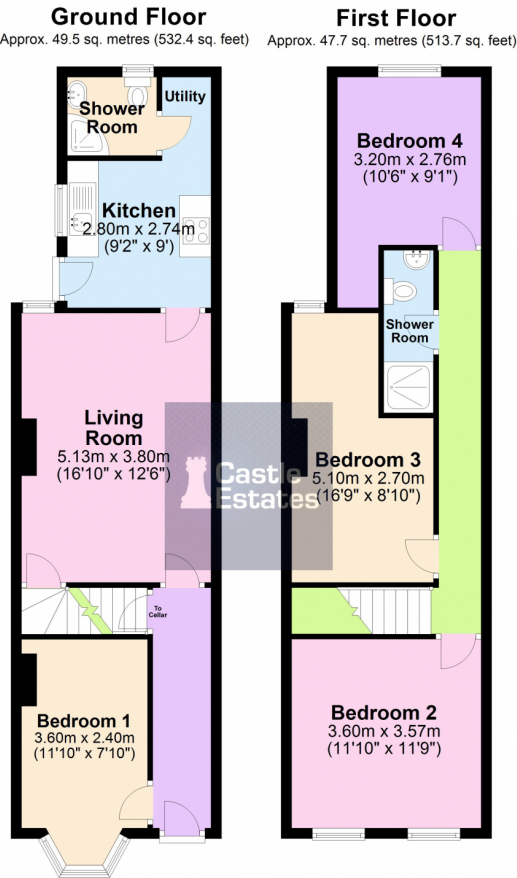
To the first floor, there are **three further well-proportioned bedrooms** and a **second bathroom**, making the layout ideal for multiple occupants.

Externally, the property enjoys a **good-sized rear garden**, perfect for outdoor use and social gatherings. **Permit parking** is available on **Albert Road**, located immediately adjacent to the property.

Set within a **highly sought-after location**, the property also benefits from excellent transport connections, including **bus services, tram routes, and Beeston train station**, offering convenient access to **Nottingham city centre** and beyond.

This **exceptional location** makes the property an **ideal family home** or a **fantastic investment opportunity**. With **consistently strong rental demand from students, professionals, and families**, it offers excellent potential for attractive returns.

Early viewing is highly recommended – contact us today to arrange your appointment.



Total area: approx. 97.2 sq. metres (1046.1 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Beeston, Nottingham, NG9

