

Abbey Road,  
Beeston, Nottingham  
NG9 2QF

**£240,000 Freehold**





A charming two bedroom, semi-detached property with the benefit of no upward chain.

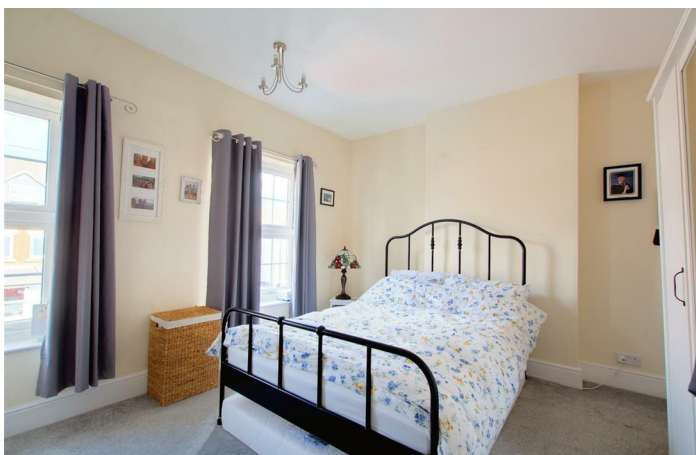
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; A living room, Dining Room, and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and the bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then an enclosed paved garden for low maintenance.

With the advantage of UPVC double glazed windows and gas central heating this property is well worthy of an early internal viewing.



## Living Room

Entrance door through to the living room, Here is Exposed and varnished floorboards, radiator and UPVC double glazed window to the front aspect.

## Dining Room

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

## Kitchen

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, and UPVC double glazed door to the rear garden.

## First Floor Landing

Stairs rising from the ground and doors leading in to the bathroom and two bedrooms.

## Bedroom One

Carpeted room, with radiator, access to fitted storage cupboard and two UPVC double glazed windows to the front aspect.

## Bedroom Two

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

## Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in electric power shower above, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

## Outside

The front is a walled frontage with a paved footpath to the front door. The rear garden is then an enclosed paved garden for low maintenance.

## Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility /Adaptions: None

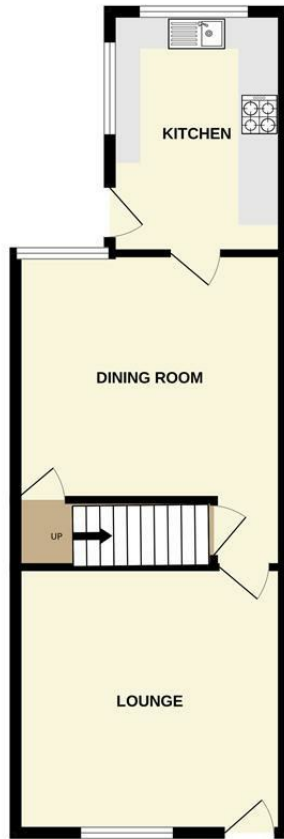
Has the Property Flooded?: No

## Disclaimer

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



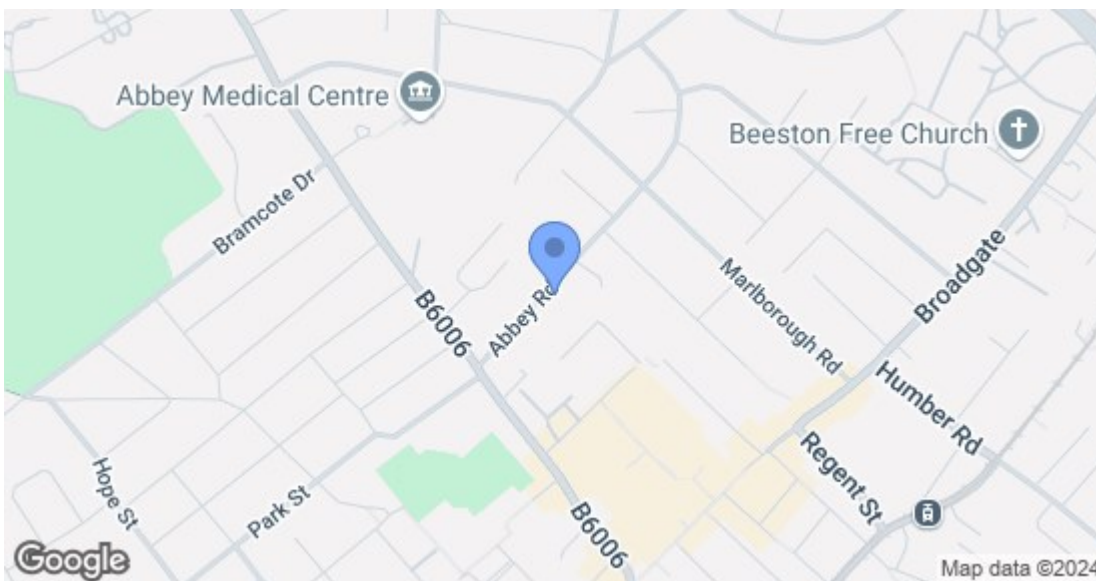
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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