



Trafalgar Road,
Beeston, Nottingham
NG9 1LB

£220,000 Freehold



A traditional 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 lovely property, has the advantage of some original features and 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; An Entrance Hall, Living Room, Dining Room, Kitchen, and downstairs shower room. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then enclosed with fenced boundaries.

Offered to the market with UPVC double glazing throughout, this property is well worthy of an early internal viewing.



Entrance Hall

Composite door through to the carpeted entrance Hall.

Living Room

10'11" x 13'6" (3.33 x 4.12)

Carpeted room, with gas fire and UPVC double glazed bay window to the front aspect.

Dining Room

11'6" x 11'11" (3.51 x 3.65)

Carpeted room, with gas fire, access to under the stair's storage cupboard and UPVC double glazed window to the rear aspect.

Kitchen

8'3" x 8'6" (2.52 x 2.61)

A range of wall and base units with work surfacing over, inset sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge, and freezer. UPVC double glazed window and door to the rear garden.

Downstairs Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls and UPVC double glazed window to the side aspect.

First Floor Landing

Access to the loft hatch

Bedroom One

14'4" x 11'5" (4.39 x 3.48)

Carpeted room, and 2x UPVC double glazed window to the front aspect.

Bedroom Two

12'0" x 8'11" (3.68 x 2.73)

Carpeted room, original cast iron fireplace and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin and bath with mains power shower above. Part tiled walls, wall mounted boiler, radiator and UPVC double glazed window to the side aspect.



Outside

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is enclosed with fenced boundaries, lawned space and shed.

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

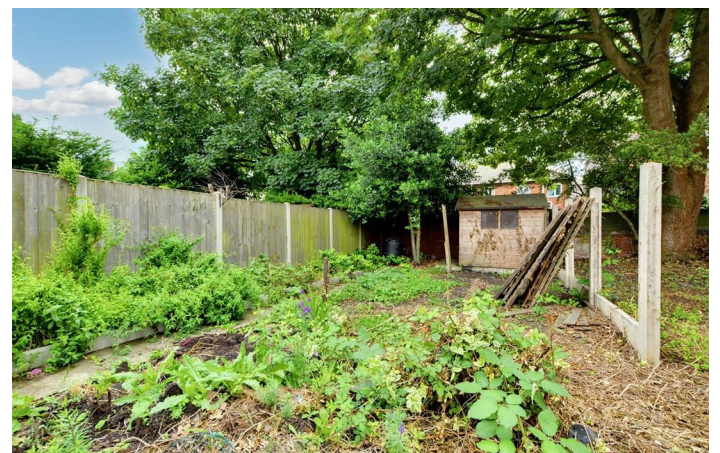
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer

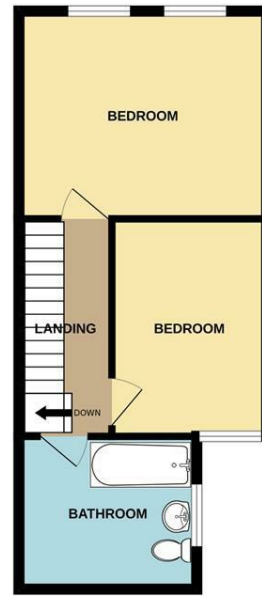
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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