

Princess Avenue,
Beeston, Nottingham
NG9 2DH

£195,000 Freehold



Situated in a quiet cul-de-sac, you are well positioned for easy access to a wide range of local amenities within walking distance to include shops, schools, restaurants, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for a wide range of buyers who are looking to put their own stamp on a property, this could include first time buyers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, lounge, dining room, kitchen and conservatory. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway with ample off-street parking for one car standing and gated side access to the rear. This is primarily paved with mature shrubs.

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



Entrance Hall

UPVC double glazed composite door through to the entrance hall with laminate flooring, radiator and UPVC double glazed window to the side aspect.

Lounge

11'10" x 10'6" (3.61m x 3.21m)

Reception room with carpeted flooring, radiator and UPVC double glazed bay window to the front aspect.

Dining Room

10'8" x 9'10" (3.26m x 3.02m)

Reception room with laminate flooring, radiator, gas fire and sliding door out to the conservatory.

Kitchen

11'9" x 5'5" (3.59m x 1.67m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fittings freestanding appliances to include gas cooker, fridge freezer and washing machine.

Conservatory

Sliding door to the rear garden.

First Floor Landing

A carpeted landing space with access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One

10'7" x 9'10" (3.23m x 3.00m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

10'4" x 9'11" (3.17m x 3.03m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

7'4" x 6'3" (2.25m x 1.93m)

A carpeted bedroom with radiator and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC,

pedestal wash hand basin, bath with electric power shower above, fully tiled walls and radiator.

Outside

To the front of the property is a paved garden and driveway with gated side access to the rear. The enclosed rear garden is paved keeping it 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

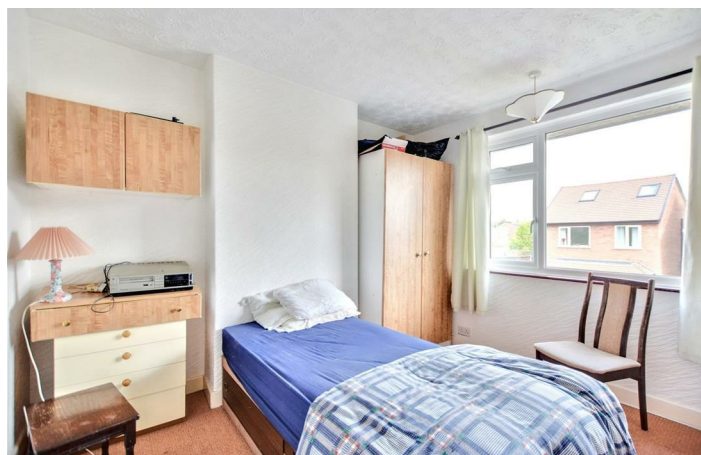
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

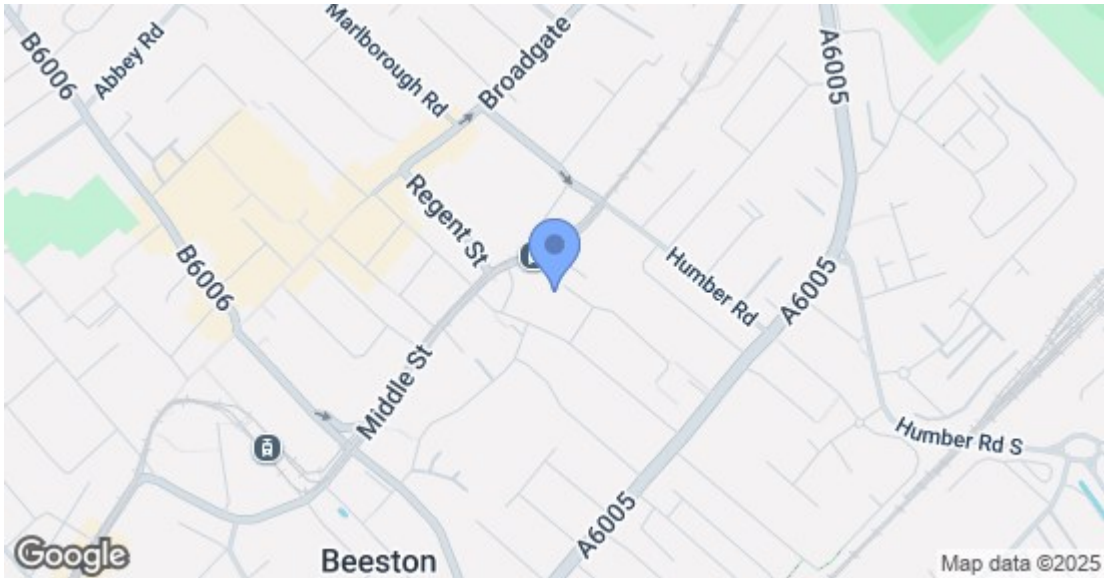
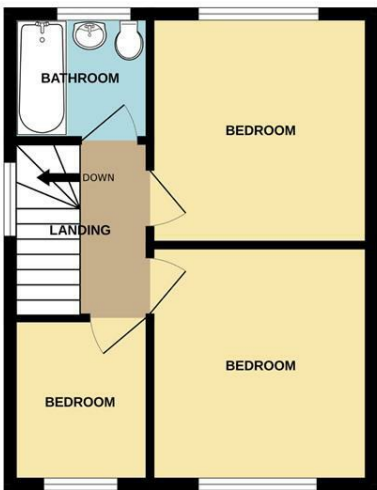
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (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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