



Herald Close,  
Beeston, Nottingham  
NG9 2DW

**£235,000 Freehold**





Situated in the area of Beeston, Nottingham, this delightful terraced house presents an excellent opportunity for investors, families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and functionality, making it a practical choice for modern living.

Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. The area boasts good transport links, providing easy access to Nottingham city centre and beyond, making it an ideal location for commuters.

This terraced house on Herald Close is presented to the market with the benefit of UPVC double glazing and gas central heating throughout. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to view this wonderful home.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the WC, forth bedroom and kitchen.

### Kitchen

13'9" x 9'5" (4.2m x 2.88m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, laminate flooring, space for a fridge freezer, plumbing for washing machine, and dishwasher, space for a tumble dryer, breakfast bar, UPVC double glazed window to the front, and French doors, to the lounge diner.

### Lounge Diner

16'7" x 8'5" (5.06m x 2.57m )

With laminate flooring, radiator, electric fire with Adam style mantle, and UPVC double glazed French doors to the rear.

### Bedroom Four

10'2" x 6'10" (3.1m x 2.1m )

With laminate flooring, UPVC double glazed window to the rear, radiator, and a built-in wardrobe.

### WC

Fitted with a WC, wall mounted wash-hand basin, tiled splashback, radiator, and UPVC double glazed window to the front.

### First Floor Landing

With loft hatch, two large built-in storage cupboards, and doors to the bathroom and three bedrooms.

### Bedroom One

14'1" x 7'8" (4.3m x 2.34m )

Laminate flooring, UPVC double glazed window to the rear, and radiator.

### Bedroom Two

13'11" x 8'11" (4.25m x 2.73m )

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

### Bedroom Three

10'5" x 7'7" (3.2m x 2.33m )

Laminate flooring, UPVC double glazed window to the rear, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, wall mounted wash-hand basin, WC, tiled walls, UPVC double glazed window to the front, and radiator.

### Outside

To the front of the property you will find a mature garden with a small lawned area, a range of shrubs and trees, useful storage cupboard housing the Worcester combination boiler, and to the rear you will find a patio overlooking a gravelled area beyond, a useful storage shed, and fence boundaries.

### 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

Does the property have spray foam in the loft?: No

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.

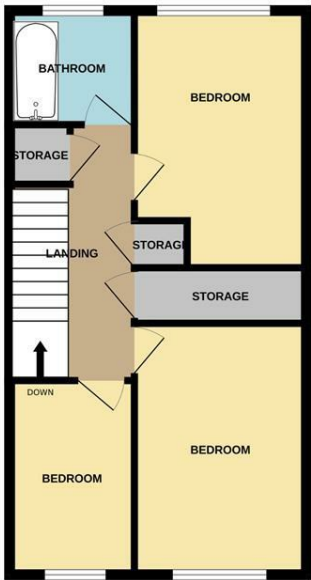
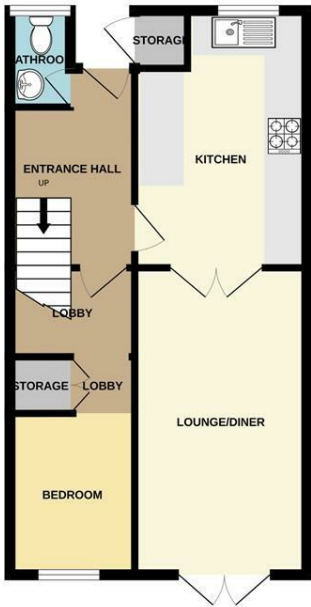




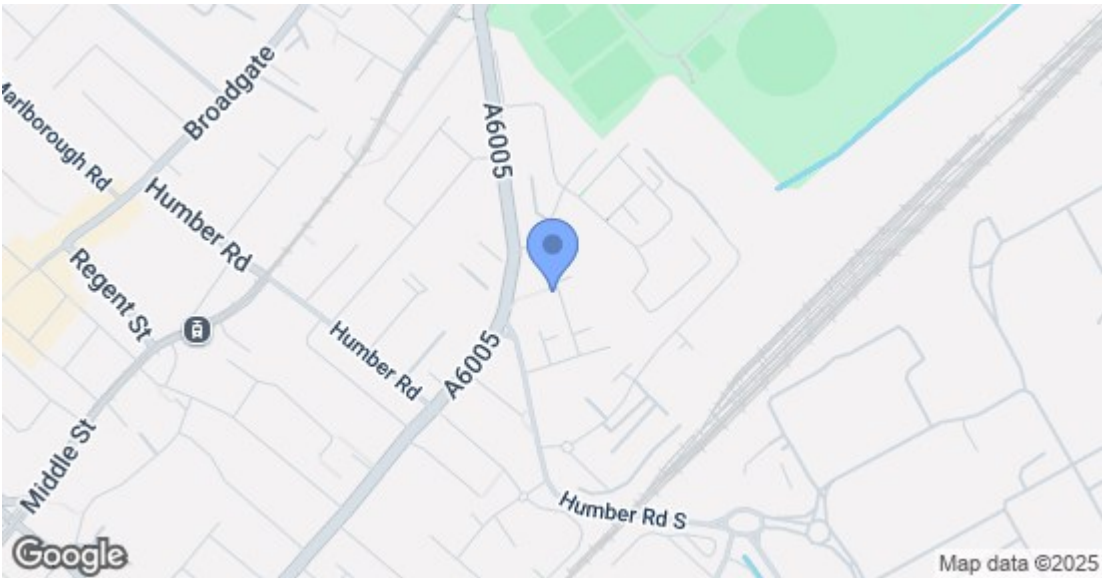
GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (89.0 sq.m.) approx.  
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		88
(81-91) B	77	
(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 <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		
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