



City Road,
Beeston, Nottingham
NG9 2LQ

£400,000 Freehold



A well-proportioned semi-detached property, with five lettable rooms, all with en-suites in the centre of Beeston.

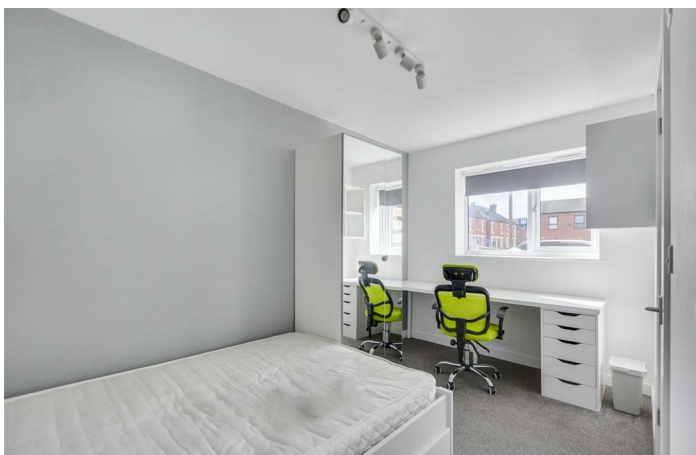
Situated just off Beeston high street, you are ideally placed for access to a wide range of local amenities including shops, healthcare facilities, public houses, restaurants and transport links. City Road also offers easy access to both the University of Nottingham and the Queens Medical Centre.

With a HMO licence and tenants in situ until August 2026, generating a rental income of £40,800 per annum, this property would make the ideal purchase for any buyer looking to add to or start a rental portfolio.

In brief the internal accommodation comprises: entrance hall, leading through to a communal kitchen and dining room and two double bedrooms with en-suites. Then rising to the first floor are two double bedrooms with en-suites. Then on the top floor is the final bedroom, with kitchenette and en-suite.

Outside the property to the front is a block paved driveway with off-road parking for one car standing and gated side access to the rear. The enclosed rear garden is primary paved with fenced boundaries.

Having been thoughtfully extended and refurbished to maximise rental potential, this great property is well worthy of an early internal viewing.



Entrance Hall

A composite door through to a tiled entrance hall with radiator and large storage cupboard housing a freestanding washing machine and dryer.

Kitchen Diner

15'79 × 13'99 (4.57m × 3.96m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven and slimline dishwasher. Space and fittings for two freestanding fridge freezers and UPVC double glazed door to the side passage.

Bedroom One

12'40 × 7'52 (3.66m × 2.13m)

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

En-Suite One

Three-piece suite comprising, low flush WC, wash hand basin and walk in mains control shower, part tiled walls, radiator and extractor fan.

Bedroom Two

10'33 × 10'9 (3.05m × 3.28m)

A carpeted double bedroom, with radiator and UPVC double glazed window and French doors to the rear garden.

En-Suite Two

Three-piece suite comprising, low flush WC, wash hand basin and walk in mains control shower, part tiled walls, heated towel rail and extractor fan.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and two airing cupboards, one housing the boiler and one housing the water tank.

Bedroom Three

12'39 × 8'57 (3.66m × 2.44m)

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

En-Suite Three

Three-piece suite comprising, low flush WC, wash hand basin and walk in mains control shower, part tiled walls, heated towel rail, extractor fan and UPVC double glazed window to the front aspect.

Bedroom Four

12'49 × 8'50 (3.66m × 2.44m)

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

En-Suite Four

Three-piece suite comprising, low flush WC, wash hand basin and walk in mains powered shower, part tiled walls, heated towel rail, extractor fan and UPVC double glazed window to the rear aspect.

Second Floor Landing

Bedroom Five

22'9 × 10'23 (6.93m × 3.05m)

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

Kitchenette

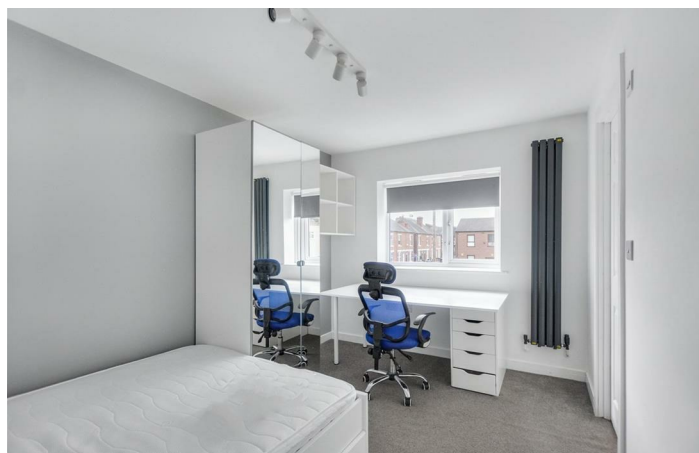
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric two ring hob with extractor fan above and integrated electric oven. Space and fittings for a freestanding fridge freezer.

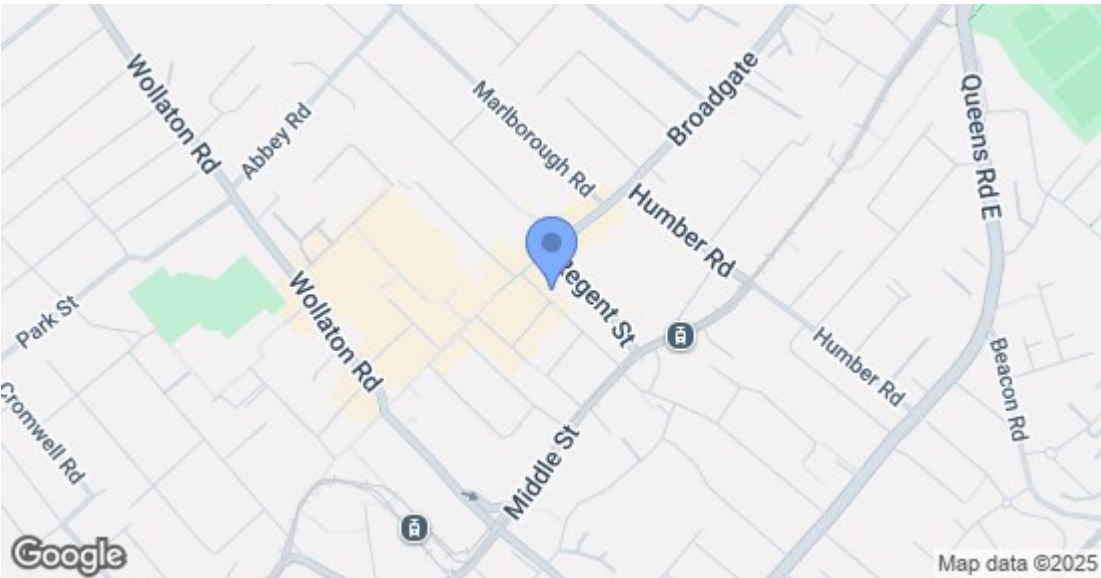
En-Suite Five

Three-piece suite comprising, low flush WC, wash hand basin and walk in mains control shower, part tiled walls, heated towel rail, extractor fan and UPVC double glazed window to the rear aspect.

Outside

To the front is a block paved driveway with ample off-street parking for one car standing and gated side access to the rear. The enclosed rear garden is primarily paved keeping it low maintenance with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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		

These details 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.