



Maple Avenue,  
Beeston, Nottingham  
NG9 1PW

**£230,000 Freehold**



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 fantastic property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, living room, dining room, and kitchen to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and the bathroom.

Outside the property has a walled frontage with a paved driveway providing off-road parking, and gated side access to the rear. This is a lawned garden space with shed.

Having been a profitable rental investment for many years, Maple Avenue is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

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

### Living Room

12'4" x 10'1" (3.78m x 3.08m )

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

### Dining Room

13'4" x 10'3" (4.08m x 3.13m )

Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed window to the rear aspect.

### Kitchen

10'7" x 5'5" (3.25m x 1.67m )

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

### Downstairs WC

Low flush WC and part tiled walls.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side passage.

### Bedroom One

13'6" x 10'2" (4.14m x 3.12m )

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

### Bedroom Two

11'0" x 9'0" (3.37m x 2.75m )

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

### Bedroom Three

8'0" x 6'8" (2.44m x 2.05m )

A carpeted single 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 shower taps fittings, part tiled walls, radiator, UPVC double glazed window to the side & rear aspect.

### Outside

To the front of the property is a low maintenance paved garden and driveway with ample off-street parking for one car standing. The enclosed rear is primarily lawned with a paved seating area and space for a 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

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

Has the Property Flooded?: No

### Disclaimer:

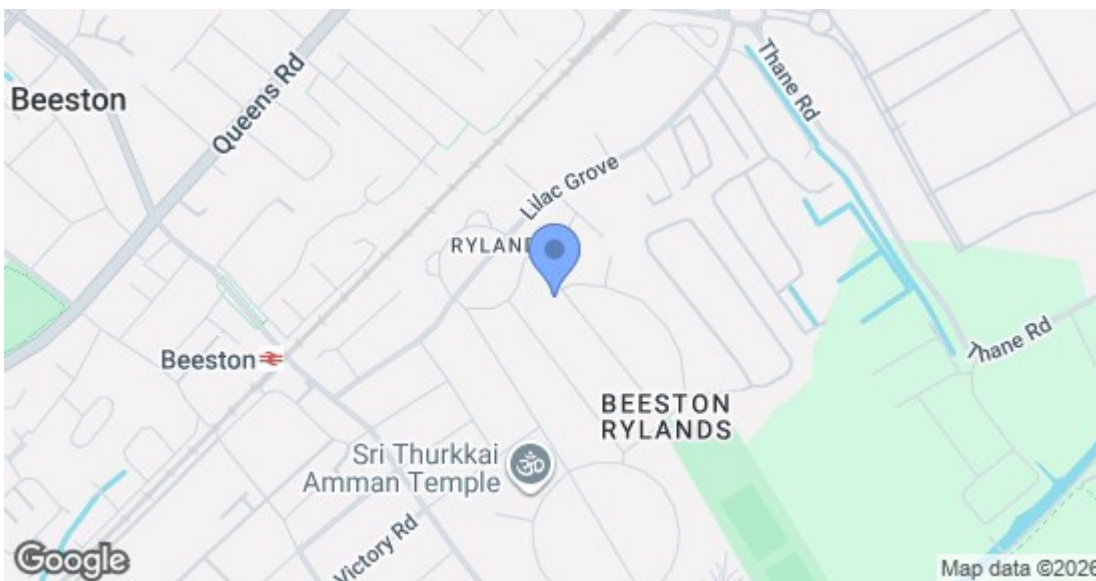
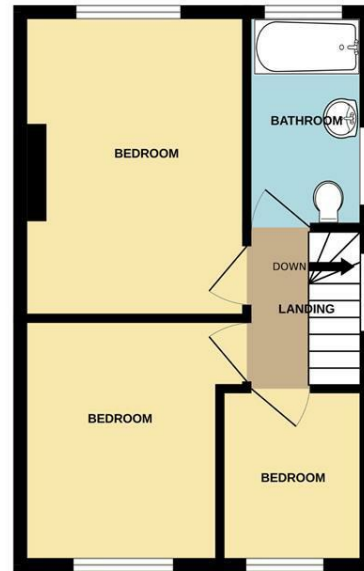
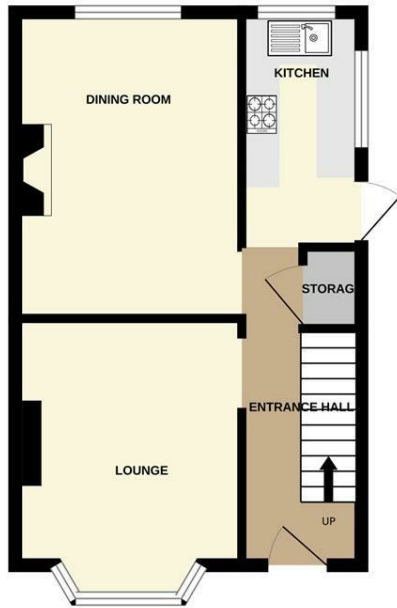
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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