



 4
Bedrooms

 1
Bathroom

 Castle
Estates
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**Four-Bedroom Semi-Detached Home in Prime Beeston Location -
Ideal Investment Opportunity**

A fantastic opportunity for investors and homebuyers, this spacious four-bedroom semi-detached property is currently set up as an HMO and requires full refurbishment. With excellent potential, this is an ideal project for those looking to add value in a highly sought-after area.

Spacious Four-Bedroom Semi-Detached Home in the Heart of Beeston – Ideal Investment or Renovation Project

Perfect Investment or Renovation Project This four-bedroom semi-detached property offers an excellent opportunity for investors and homebuyers alike. Requiring full refurbishment, it presents significant potential for those looking to undertake a project and increase its value. With ample space and a prime location in the heart of Beeston, this home is ideal for transforming into a modern, comfortable family residence or a rewarding investment.

Key Features:

- **Generous Accommodation** – Well-proportioned rooms, suitable for an HMO or a spacious family home.
- **Four Double Bedrooms** – One located on the ground floor, benefitting from a bright bay window, with three further double bedrooms upstairs.
- **Large Kitchen and Dining Area** – Providing ample space for refurbishment and modernisation.
- **Three-Piece Bathroom** – Serving the first-floor bedrooms.
- **Private Rear Garden** – A good-sized outdoor space with scope for landscaping.
- **Potential for Off-Street Parking** – Subject to the necessary permissions.
- **Highly Sought-After Location** – Situated on Queens Road, in the heart of Beeston.
- **Excellent Transport Links** – Within easy reach of **Beeston train station, tram services, and major bus routes**, providing convenient access to Nottingham city centre and beyond.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

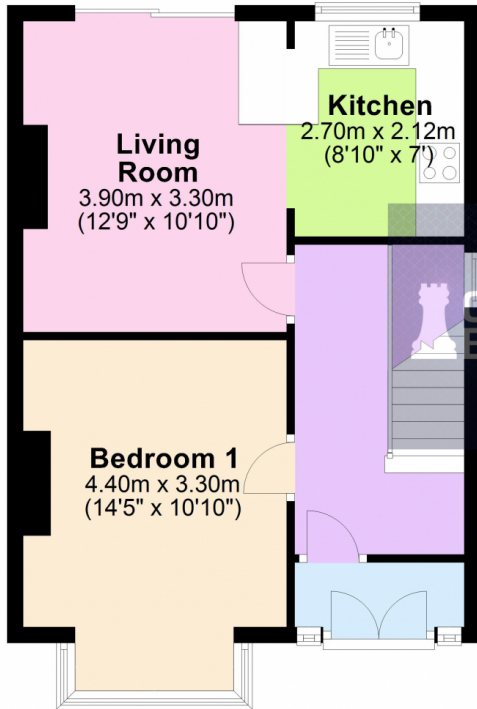
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Modern Auction

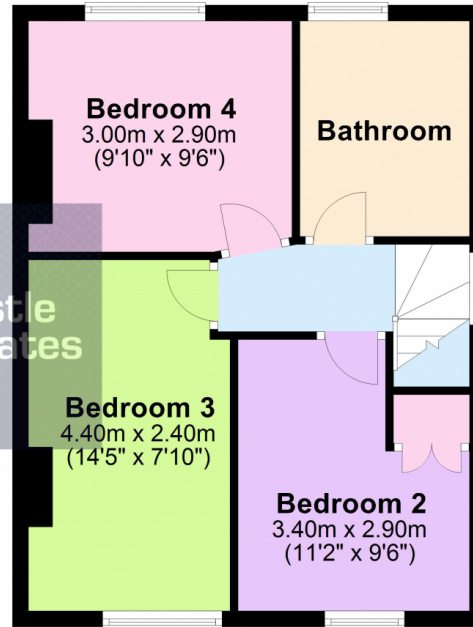
Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Queens Road, Beeston, NG9 2BD

