



Trent Road,
Beeston Rylands, Nottingham
NG9 1LP

£230,000 Freehold



A good quality 1990's built two-bedroom semi-detached house.

Considered an excellent opportunity for a first time buyer or investor though likely to appeal to a variety of potential purchaser, this well proportioned home benefitting from no upward chain, offers modern and easily managed accommodation.

In brief the interior comprises entrance hall, sitting room and kitchen diner to the ground floor, rising to the first floor are two bedrooms and bathroom.

Outside the property has a drive to the front providing ample car standing and to the rear there is a primarily lawned mature and enclosed rear garden.

Occupying a sought-after and established residential location, conveniently placed for easy access to Beeston Train Station and Beeston Canal which leads through to Attenborough Nature Reserve.



Entrance Hall

Wooden entrance door, radiator, fitted cupboards, stairs off the first floor landing.

Sitting Room

16'6" x 12'8" maximum overall measurements (5.03m x 3.88m maximum overall measurements)
UPVC double glazed window and radiator.

Kitchen Diner

12'8" x 8'11" (3.87m x 2.74m)
Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, electric hob with air filter over, inset electric oven, plumbing for a washing machine, radiator, double glazed patio door, UPVC double glazed window.

First Floor Landing

Loft hatch and airing cupboard housing the Vaillant boiler and shelving.

Bedroom One

13'6" x 9'8" (4.12m x 2.96m)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Two

8'10" x 7'8" (2.71m x 2.34m)
UPVC double glazed window and radiator.

Bathroom

Fitted with a WC, bath with mains control shower over, wash-hand basin inset to vanity unit with mirror above, part tiled walls, UPVC double glazed window, radiator, wall mounted fan heater and extractor fan.

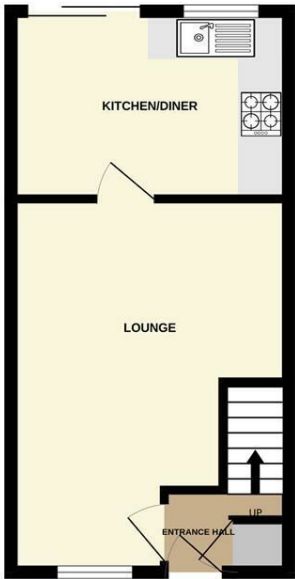
Outside

To the front the property has a drive proving ample car standing with gated access leading to the rear garden. To the rear the property has an enclosed and private mature garden with patio, lawns, stocked beds and borders, outside tap and timber shed.

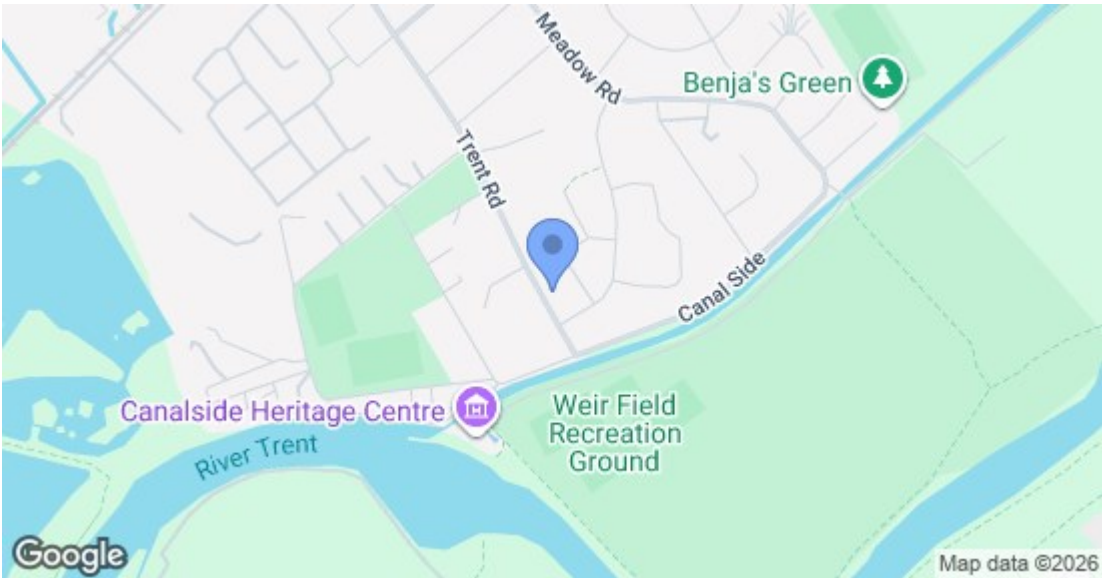
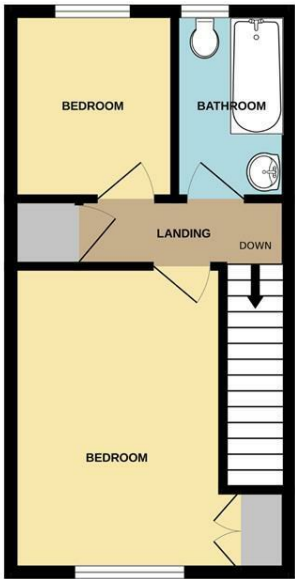




GROUND FLOOR



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		
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.