



3

Bedrooms



1

Bathroom



A fantastic opportunity for home buyers and investors. This part-refurbished three-bedroom end-of-terrace home is ideally located in Beeston, close to local amenities, excellent transport links, the University of Nottingham and QMC, and is offered with no upward chain.

**A fantastic opportunity for home buyers and investors!**

This part-refurbished three-bedroom end-of-terrace property is located in a prime residential area of Beeston, close to local amenities, excellent public transport links, the University of Nottingham, and QMC. The property is offered with **no upward chain**.

The ground floor features an entrance hall, a spacious living room with plenty of natural light, and a kitchen-diner with ample storage, along with additional understairs storage.

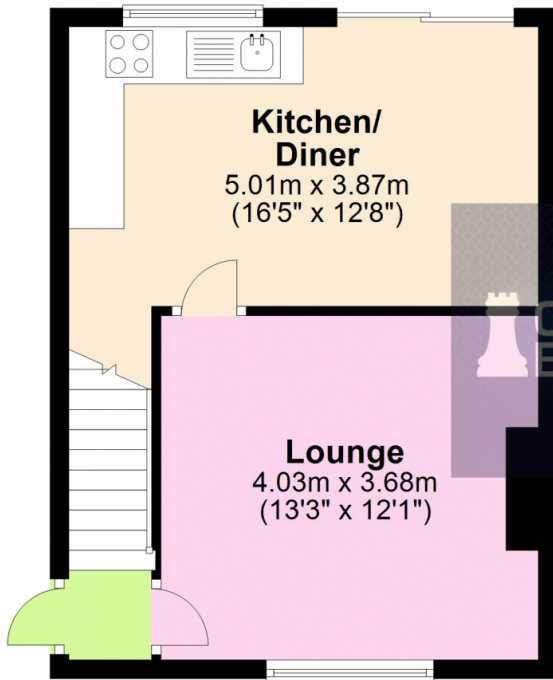
On the first floor, you will find three well-sized bedrooms and a modern three-piece bathroom.

Outside, the property benefits from a paved driveway providing off-street parking, as well as gated side access leading to the rear garden, which includes a paved seating area and a lawned section beyond.

**Don't miss this opportunity — call us today!**

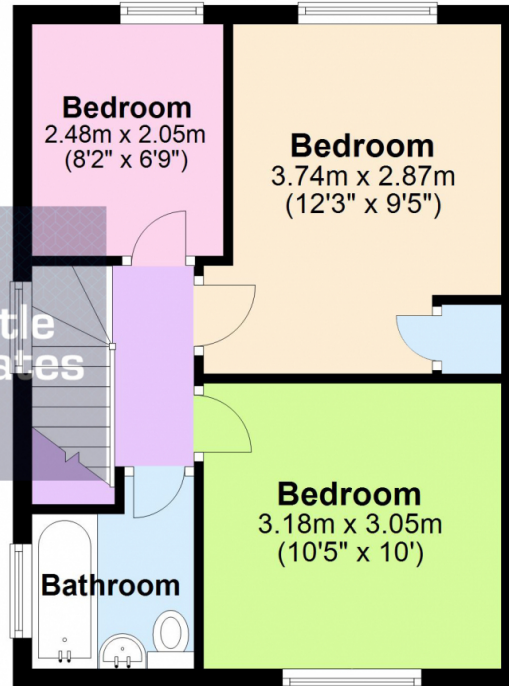
### Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Alexandra Crescent, Beeston, NG9 2BQ

