



 4  
Bedrooms

 1  
Bathroom





### 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

An excellent opportunity for both **investors and homebuyers**, this **four-bedroom semi-detached property** is currently configured as an **HMO** and presents significant potential. Requiring **full refurbishment**, it offers an ideal prospect for those looking to take on a project and enhance its value.

### 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.

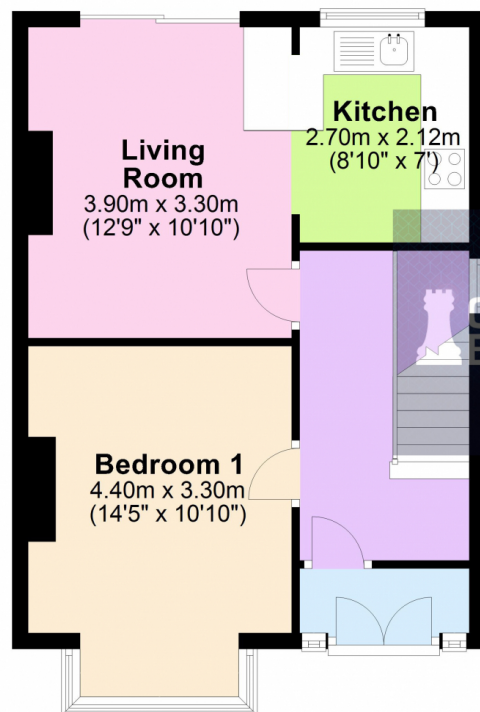
Positioned within walking distance of **Beeston town centre**, the property benefits from a wide range of **local amenities**, including supermarkets, restaurants, and shops. Additionally, its proximity to **The University of Nottingham and Boots HQ** makes it particularly attractive to students and professionals.

**With immense potential for refurbishment and investment, this is an opportunity not to be missed. Contact us today to arrange a viewing.**



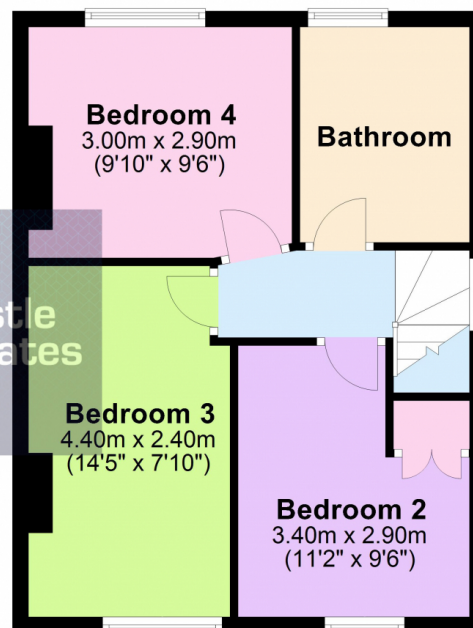
## Ground Floor

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+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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: Queens Road, Beeston, NG9 2BD

