

Windsor Street,  
Beeston, Nottingham  
NG9 2BW

**£185,000 Freehold**

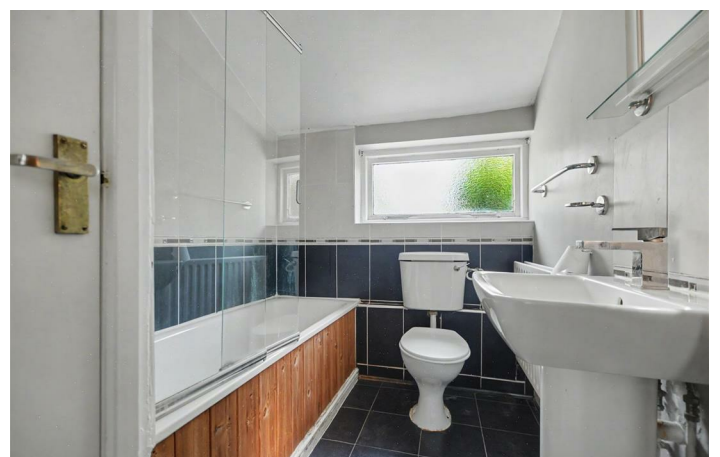


Located in Beeston is this delightful terraced house on Windsor Street presenting an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening in.

With two comfortable bedrooms, this home offers ample space for a small family or those seeking a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling area. Additionally, the absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home swiftly.

Windsor Street is situated in a vibrant community, with local amenities, parks, and excellent transport links nearby, providing easy access to Nottingham city centre and beyond. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming terraced house your new home.



## Lounge

10'10" x 10'9" (3.31m x 3.28m )

UPVC double glazed entrance door, UPVC double glazed window to the front, hard wood flooring, electric fire with tiled hearth, radiator and door to inner hallway.

## Inner Hallway

With stairs to the first floor and door to the kitchen diner.

## Kitchen Diner

11'9" x 10'10" (3.58m x 3.30m )

A range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge and freezer, plumbing for a dishwasher, tiled splashbacks, radiator, UPVC double glazed window to the rear and door to the rear hallway.

## Rear Hallway

With door to the lean to and bathroom.

## Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, window to the rear and side, radiator and built-in storage cupboard.

## First Floor Landing

With doors leading to both bedrooms.

## Lean-To

With plumbing for a washing machine, power points and door to the rear garden.

## Bedroom One

10'11" x 10'9" (3.34m x 3.3m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator, built-in storage cupboard and a feature period fireplace.

## Bedroom Two

11'10" x 10'9" (3.61m x 3.3m )

A carpeted double bedroom with feature period fireplace, UPVC double glazed window to the rear and radiator.

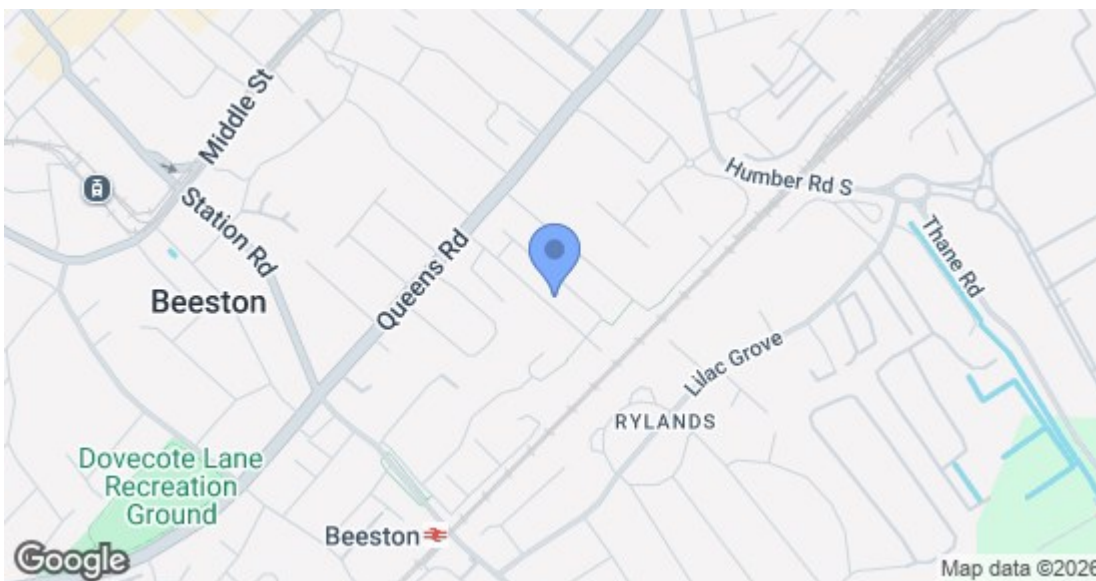
## Outside

Outside you find a low maintenance concrete frontage and to the rear you will find a private and enclosed garden which includes a paved patio overlooking the gravelled area beyond, fence boundaries and a gate to the access road and parking to the rear.





Robert Ellis  
ESTATE AGENTS



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 <sub>2</sub> ) Rating			
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			
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.