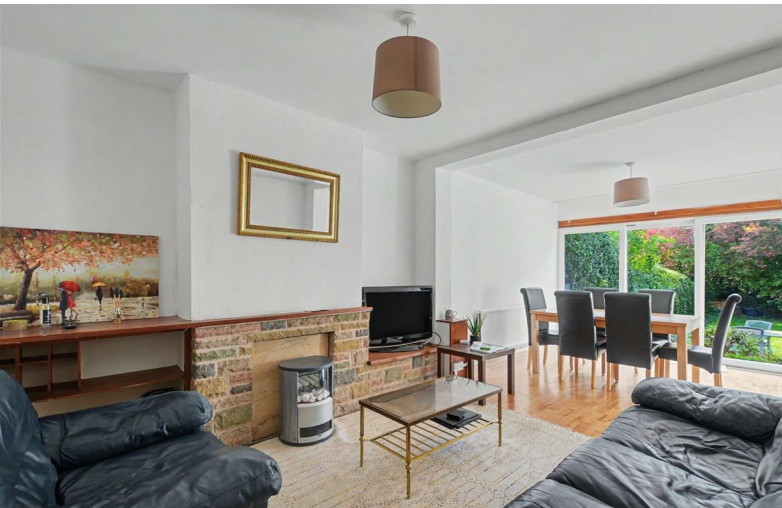




Queens Road East,
Beeston, Nottingham
NG9 2GS

£285,000 Freehold



This traditional semi-detached house presents an excellent opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. Additionally, the property includes parking, a valuable asset in this sought-after area.

One of the standout features of this home is the absence of an upward chain, allowing for a smoother and quicker transaction process.

Queens Road East is well-regarded for its community spirit and accessibility to local amenities, including shops, schools, and parks. This makes it an ideal location for those seeking a vibrant neighbourhood with a friendly atmosphere.

In summary, this semi-detached house on Queens Road East offers a wonderful blend of space, convenience, and potential. With its appealing features and prime location, it is a property not to be missed.



Entrance Porch

A composite entrance door with flanking windows and secondary door with flanking windows leads to the entrance hall.

Entrance Hall

With stairs to the first floor, radiator, useful understairs storage space and doors to the kitchen, lounge diner and sitting room.

Sitting Room

11'11" x 11'11" (3.65m x 3.65m)

With laminate flooring, UPVC double glazed bay window to the front and radiator.

Lounge Diner

22'11" x 11'5" (7m x 3.5m)

With laminate flooring, two radiators and UPVC double glazed sliding doors to the rear.

Kitchen

14'7" x 6'10" (4.46m x 2.1m)

Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, tiled flooring, space for a fridge and freezer, plumbing for a washing machine, dishwasher and tumble dryer, UPVC double glazed window to the rear and door to the side.

First Floor Landing

UPVC double glazed window to the side and doors to the WC, shower room and three bedrooms.

Bedroom One

11'10" x 10'4" (3.63m x 3.15m)

Laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom Two

11'6" x 11'5" (3.52m x 3.5m)

With laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Three

11'10" x 8'3" (3.62m x 2.52m)

With laminate flooring, UPVC double glazed window to the front and radiator.

Shower Room

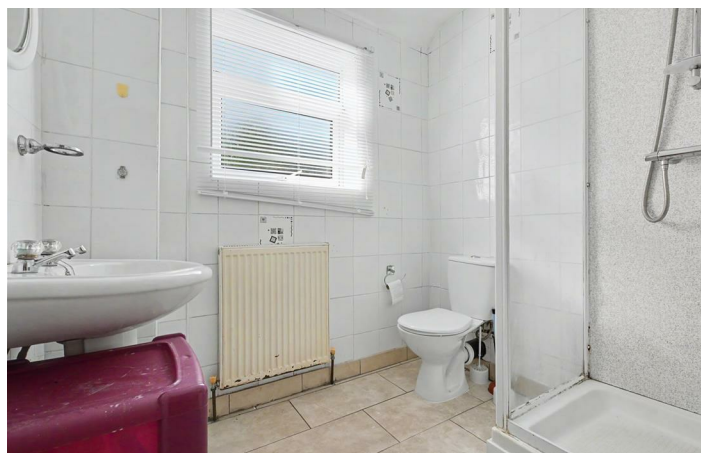
Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, WC, tiled flooring and walls, UPVC double glazed window to the rear and radiator.

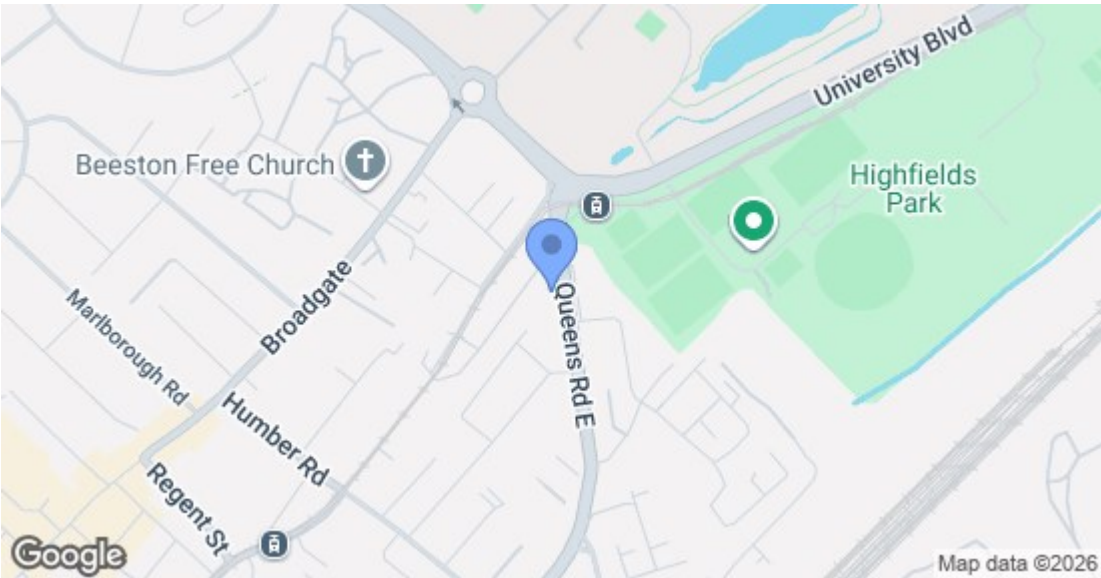
WC

Fitted with a WC, wall-mounted wash-hand basin, tiled flooring and UPVC double glazed window to the side.

Outside

To the front of the property you will find a mature garden with a concrete driveway and gated side access leading to the generous private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs and a garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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.