



3

Bedrooms



1

Bathroom



Castle
Estates

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A three-storey, three-bedroom end-terrace property in the heart of Beeston, offering excellent potential and requiring modernisation. Ideally located within walking distance of local amenities, Beeston High Street, the University of Nottingham and QMC, with strong appeal to both owner-occupiers and investors.

This well-proportioned three-storey, three-bedroom end-terrace property offers excellent potential and is ideally situated in the heart of Beeston, within walking distance of local amenities, Beeston High Street, the University of Nottingham, and Queen's Medical Centre.

Requiring modernisation, the property presents a fantastic opportunity for owner-occupiers and investors alike to create a superb family home or a strong rental prospect. Offered with no onward chain, this property provides a rare opportunity for a swift purchase.

The accommodation is accessed via a spacious and welcoming reception room, flooded with natural light from the attractive bay window. This leads through to a central dining area, which in turn provides access to the fitted kitchen offering ample storage space.

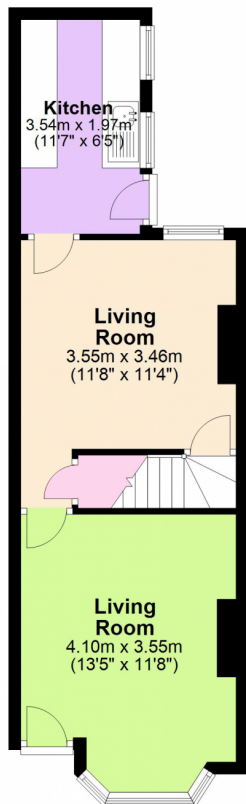
To the first floor are two generously sized bedrooms and a three-piece family bathroom. The second floor features a large principal bedroom with useful built-in storage.

Externally, the property benefits from an enclosed rear garden with access leading out to Albert Road, where residents' permit parking is available.

Situated in a highly sought-after location with excellent transport links into Nottingham city centre, early viewing is strongly recommended to fully appreciate the potential on offer and the superb location.

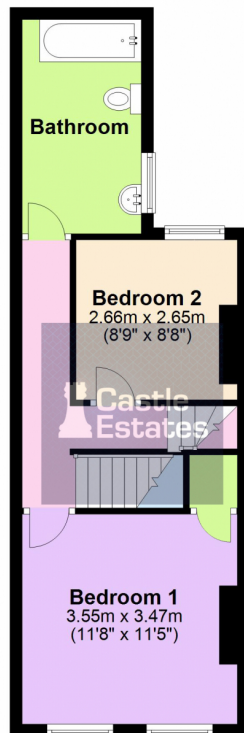
Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



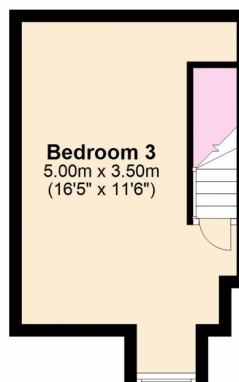
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Second Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.2 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	50	81
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lower Road, Beeston, NG9

