



Two Bedroom End Terraced House located in Beeston.

Asking Price Of
£245,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

87 Victory Road Beeston Nottingham NG9 1LG

This beautifully presented two-bedroom end-terraced home combines spacious accommodation with modern upgrades and stylish contemporary décor throughout, creating an ideal property for a range of buyers.

The ground floor offers a welcoming lounge, perfect for relaxing and entertaining, alongside a well-appointed kitchen/dining room. From here, there is access to a recently upgraded shower room/WC and a door leading directly to the private rear garden. The property also benefits from a recently installed gas boiler, providing efficient and reliable central heating and hot water.

To the first floor, there are two generously sized double bedrooms, served by a modern refitted family bathroom featuring a shower over the bath.

Externally, the property enjoys the advantage of a side alleyway providing convenient access to the rear garden. The fully enclosed, south-facing garden offers a high degree of privacy and enjoys sunshine throughout much of the day, creating an excellent outdoor space for relaxing or entertaining. A useful shed base/standing area provides additional storage potential or scope for future use.

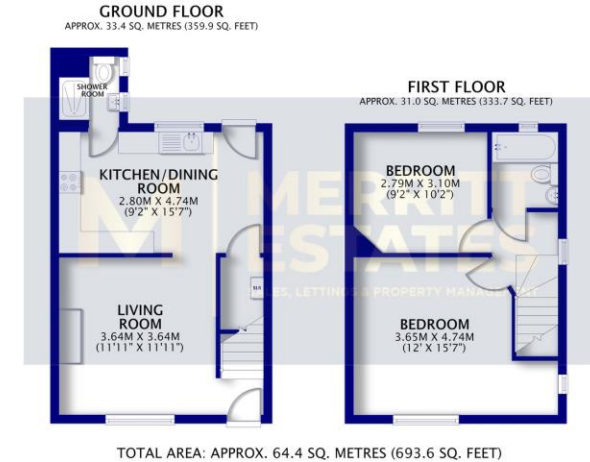
Offering a superb blend of comfort, practicality and outdoor space, this attractive home is ideally suited to first-time buyers, downsizers and investors alike.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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1



A



D



694
sq ft