



## Three-bedroom Town House located in Beeston

Asking Price Of  
£225,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 22 Carwood Road Beeston Nottingham NG9 3BW



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897  
sq ft

A particularly deceptive and well-proportioned three-bedroom mid-town house, offering versatile living accommodation together with a sunny south-facing rear garden, driveway and garage. Offered to the market with immediate vacant possession, the property presents an excellent opportunity for first-time buyers, growing families or investors.

Benefitting from gas central heating throughout, the internal accommodation briefly comprises an entrance porch leading into a comfortable and spacious lounge, creating an ideal setting for both relaxing and entertaining. The kitchen offers ample storage and workspace, whilst to the rear a delightful conservatory provides additional living space with pleasant views over the garden and direct access outside.

To the first floor are three well-proportioned bedrooms together with a family bathroom fitted with W.C.

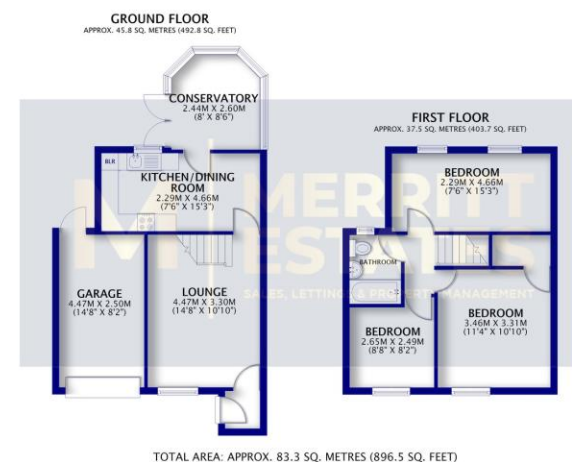
Externally, the property enjoys driveway parking to the front leading to a garage, whilst to the rear is a private and sunny south-facing garden, ideal for outdoor dining, entertaining and family enjoyment.

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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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