



 2
Bedrooms

 1
Bathroom



Well-presented two double bedroom townhouse situated within walking distance of the University of Nottingham and Queen's Medical Centre. Offering a spacious living room, modern kitchen, private rear garden, off-road parking, gas central heating, and double glazing throughout. Ideal for first-time buyers and investors, with excellent transport links to Nottingham City Centre, Beeston, and the M1.

Prime Location – Ideal First-Time Buy or Investment Opportunity

A beautifully presented two-bedroom townhouse, ideally situated close to the University of Nottingham and within easy walking distance of a wide range of local amenities. With strong rental demand and excellent transport links, this property represents an outstanding opportunity for both first-time buyers and investors alike.

The accommodation comprises a bright and spacious living room, flooded with natural light and offering a warm and welcoming atmosphere. The well-proportioned kitchen provides ample storage and enjoys views over the private, low-maintenance rear garden, making it ideal for modern living.

To the first floor are two generous double bedrooms and a contemporary family bathroom fitted with a modern white suite.

The property has been well maintained and improved by the current owners, benefiting from external wall insulation and upgraded windows installed approximately 10 years ago, together with newly fitted internal doors within the last year. Further features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Externally, the property offers off-road parking for multiple vehicles via a private driveway, together with attractive, low-maintenance front and rear gardens.

Ideally located, the property is within walking distance of Queen's Medical Centre, the University of Nottingham, and excellent bus and tram links providing easy access to Nottingham City Centre. Nottingham Railway Station offers direct services to London, while Beeston Town Centre and the M1 motorway are also conveniently accessible.

Offering an excellent combination of location, practicality, and investment potential, this is a fantastic opportunity in a highly sought-after area. Early viewing is strongly recommended.

Boiler: more than 10 years old

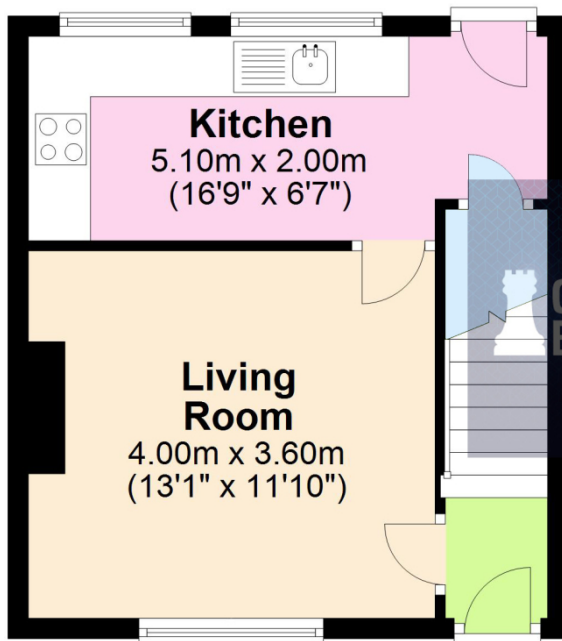
Windows installed around 2017

Doors installed around a year ago

External and loft insulation: 2018

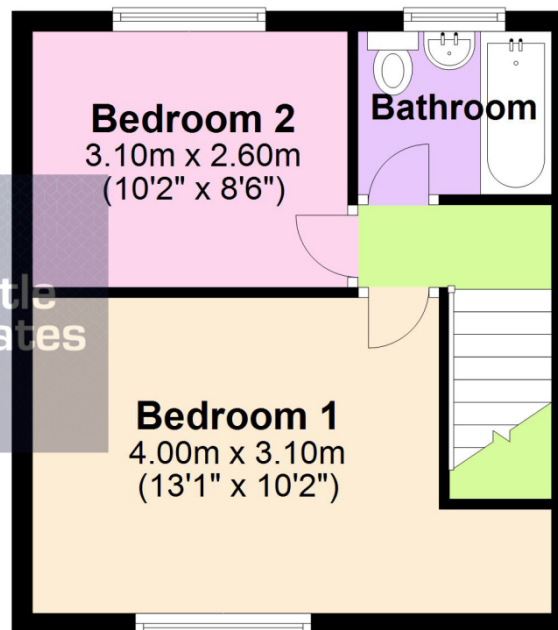
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 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		
	70	79
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Beeston, NG9

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	75	82
England, Scotland & Wales	EU Directive 2002/91/EC	

