



Two-Bedroom Semi-Detached House located in Beeston.

Asking Price Of
£240,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

17 Trafalgar Road Beeston Nottingham NG9 1LB



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2



B



EPC

D



836
sq ft

This attractive property has been thoughtfully updated and is presented in excellent condition throughout, making it an ideal purchase for first-time buyers, professionals or investors alike. Benefiting from UPVC double glazing and gas central heating, the home is conveniently situated within easy reach of Beeston High Street, Beeston Tram Stop and Beeston Train Station.

The accommodation comprises an entrance leading to a spacious lounge, separate dining room and a stunning newly fitted contemporary kitchen with modern units and quality finishes. To the first floor are two generous double bedrooms and a brand-new luxury bathroom, featuring both a separate walk-in shower and a full-sized bath, offering practicality and style.

Ideally located close to a wide range of local amenities and excellent transport links, this superb home is ready to move straight into. Early viewing is highly recommended.

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.

CONTACT

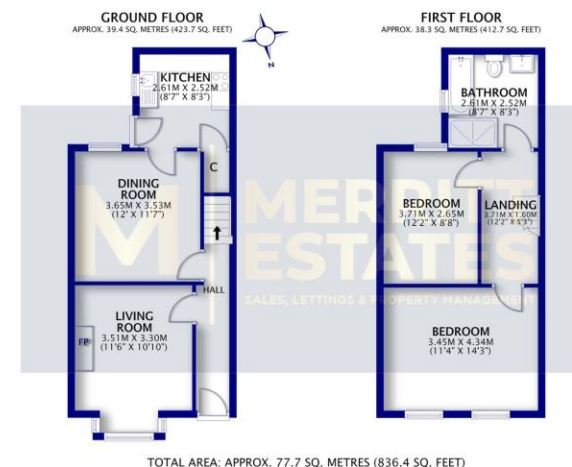
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		