



Queens Road West,  
Beeston, Nottingham  
NG9 1GT

**£210,000 Freehold**





A traditional three-bedroom, mid terrace property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, living room and kitchen diner. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

The front garden is lawned with hedged boundaries and paved footpath to the front door. The enclosed rear garden is paved keeping it low maintenance for any purchaser.

Having been a fantastic rental investment for a number of years this lovely property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

A composite door through to a carpeted entrance hall, with radiator

### Living Room

13'9" x 10'2" (4.20m x 3.11m )

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen

14'4" x 11'2" (4.37m x 3.41m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and taps, inset electric hob with extractor fan and integrated electric oven. Space and fittings for a freestanding appliances to include fridge, freezer, washing machine, dryer and dishwasher, wall mounted boiler and UPVC double glazed door to the rear garden.

### First Floor Landing

A carpeted landing space with access to the loft hatch.

### Bedroom One

11'11" x 10'2" (3.64m x 3.10m )

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

11'3" x 7'11" (3.45m x 2.42m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'8" x 8'0" (2.66m x 2.44m )

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, bath with electric power shower above, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### Outside

The front is lawned with a hedged frontage and paved footpath to the front door. The enclosed rear garden is fully paved and would make a great seating area.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

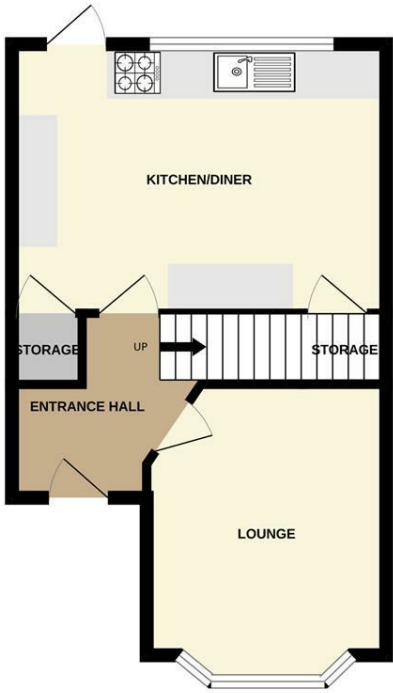
### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

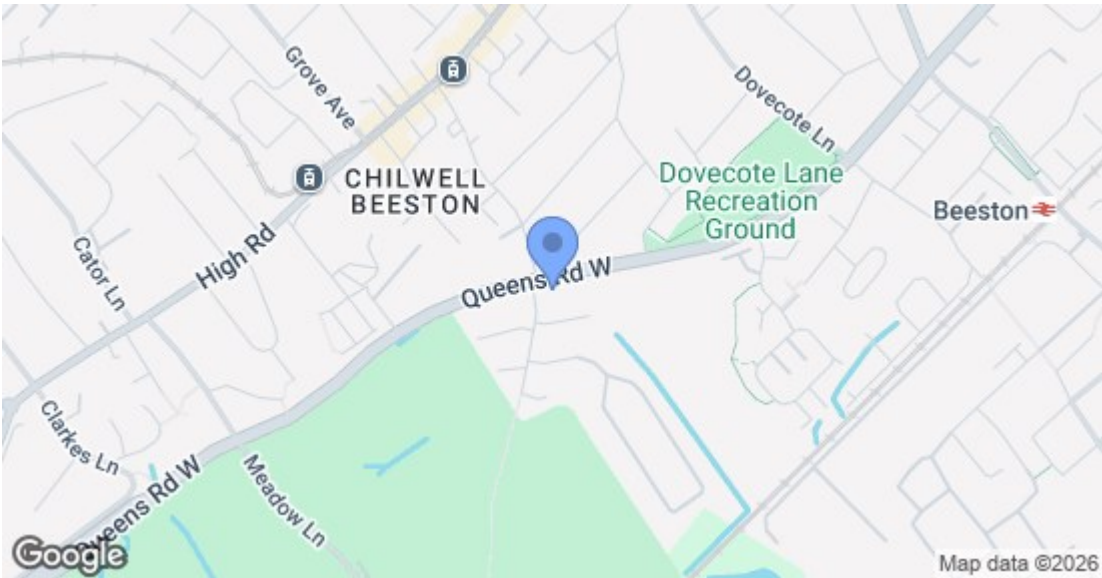
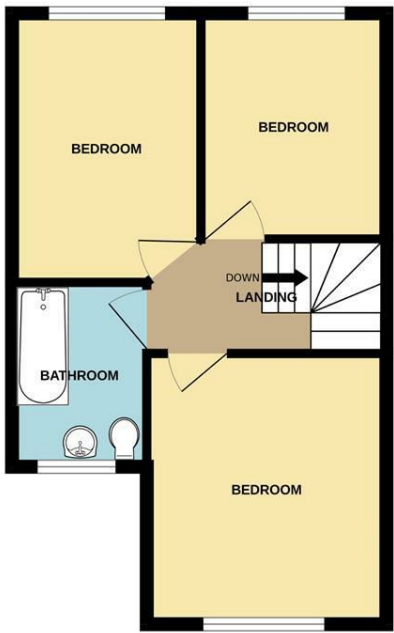




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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