



## Two Bedroom Mid-Terraced House located in Beeston.

Offers Over  
£210,000

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SALES, LETTINGS & PROPERTY MANAGEMENT



# 121 Lower Regent Street Beeston Nottingham NG9 2DJ



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659  
sq ft

A recently redecorated two-bedroom townhouse, ideally positioned within walking distance of a wide range of local amenities and excellent public transport links.

This well-presented home offers spacious and practical accommodation, benefiting from a modern dining kitchen, a generous lounge, and a contemporary family bathroom fitted with a white suite. Additional features include gas central heating, double-glazed windows throughout, and a useful part-boarded loft with pull-down ladder and lighting.

The accommodation briefly comprises an entrance hall, lounge, dining kitchen, two double bedrooms, and a family bathroom.

Externally, the property enjoys front and rear gardens, with a low-maintenance garden to the front and an enclosed rear garden incorporating two useful storage sheds. To the rear of the property there is a shared driveway providing access to a garage located in the middle of a block of three, along with spaces allocated for visitor parking.

The property is superbly located close to a wealth of local amenities including Beeston Town Centre, Wollaton Park, Attenborough Nature Reserve, Queen's Medical Centre, the University of Nottingham, and excellent transport links such as bus routes, the NET tram, Beeston Train Station with direct links to London, and convenient access to the M1 motorway.

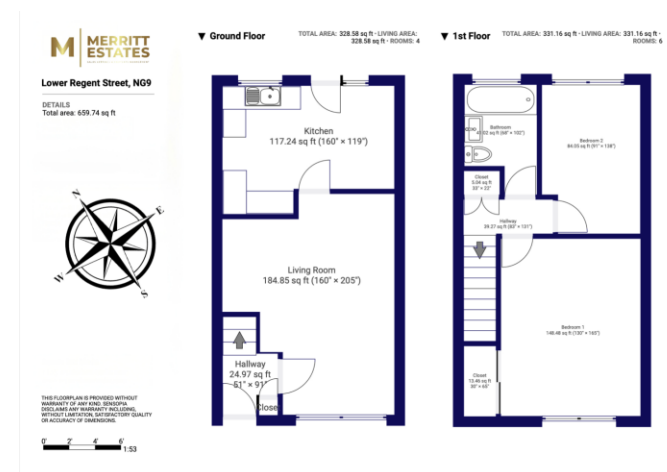
Offered to the market with no upward chain. Early viewing is strongly recommended to avoid disappointment.

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		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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