



Two-Bedroom Semi-Detached House located in Beeston.

Asking Price Of
£245,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

398 High Road Beeston Nottingham NG9 5EG



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735
sq ft

This charming and distinctive two-bedroom period cottage occupies a convenient position within this popular location, offering a rare combination of character, practicality and versatile accommodation.

The property features an attractive open-plan ground floor, incorporating a comfortable lounge, dining area and kitchen, creating a sociable and flexible living space. To the rear is a lobby providing access to the ground-floor wet room and WC.

To the first floor are two well-proportioned double bedrooms, both benefiting from the character and individuality associated with a period cottage.

Outside, the property enjoys a private rear garden, thoughtfully arranged over two levels with dedicated seating areas and a useful garden "den", providing an ideal space for relaxation, entertaining or home working.

Further benefits include double glazing and central heating, while character beams and period features are retained throughout, adding considerable charm and appeal.

Early viewing is highly recommended to appreciate the character, layout and outdoor space this individual property has to offer.

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 in the purchase of a property.

CONTACT

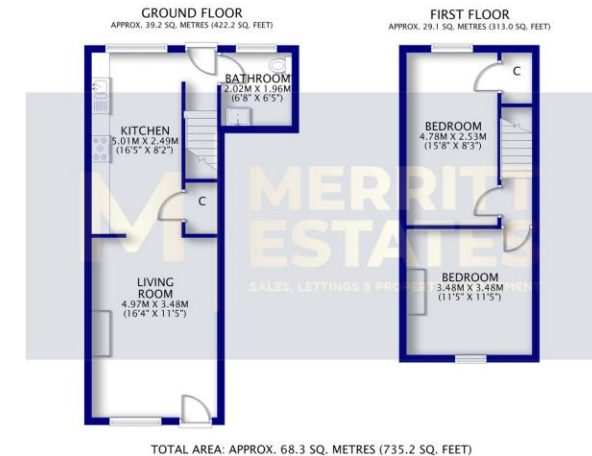
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

