



Brook Road, Nottingham, NG9 2RA
£215,000 Freehold


MARTIN&CO

Brook Road, Beeston

3 Bedrooms, 1 Bathroom

£215,000

- Extended Three Bedroom Mid Terrace
- Three Reception Rooms
- New Boiler Installed August 2025
- Driveway
- Popular Location
- Close To Amenities & Transport Links
- Neutral Shower Room

Affording fantastic potential throughout, this extended three bedroom mid-terrace house property provides the perfect opportunity for a buyer looking to put their stamp on a property. The accommodation comprises of a hallway, living room, kitchen, downstairs w.c. and an extension providing a further two reception rooms which could be utilised for a variety of purposes to the ground floor. To the first floor are three bedrooms alongside a neutral fitted shower room. Externally, the property has an enclosed rear garden and a driveway providing off road parking is to the front. Benefiting from a new boiler installed in August 2025 and being sold with no onward chain, early viewing is strongly recommended.



HALLWAY 4' 2" x 3' 1" (1.27m x 0.94m) Accessed via an external uPVC door with wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' 2" x 12' 1" (4.01m x 3.68m) With a uPVC double glazed bow window to the front elevation, wall mounted radiator, fire and surround and ceiling light.

KITCHEN 16' 4" x 9' 6" (4.98m x 2.9m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl flooring, under stairs storage cupboard, window to the rear elevation and ceiling light.

LOBBY With vinyl flooring and ceiling light.

W.C. With a low flush w.c., vinyl flooring, part wall tiling, opaque window to the rear and ceiling light.

RECEPTION ROOM 10' 10" x 6' 6" (3.3m x 1.98m)

With a uPVC double glazed window to the rear elevation and external door to the rear garden, window to the side, internal window and ceiling light.

RECEPTION ROOM 11' 4" x 8' 5" (3.45m x 2.57m) With a window to the side elevation, uPVC double glazed sliding patio doors to the rear garden, two wall mounted radiators and ceiling light.

LANDING With ceiling light.

MASTER BEDROOM 11' 2" x 7' 7" (3.4m x 2.31m) With a uPVC double glazed window to the front elevation, fitted wardrobes and ceiling light.

BEDROOM TWO 10' 4" x 8' 2" (3.15m x 2.49m) With a uPVC double glazed window to the rear elevation, fitted wardrobes and ceiling light.

BEDROOM THREE With a uPVC double glazed window to the rear elevation, loft hatch and ceiling light.

SHOWER ROOM With a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, fitted carpet, opaque uPVC double glazed window to the front elevation, wall mounted radiator, wall tiling and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a range of mature shrubs and trees, hedge boundary, large shed and gate access. To the front a paved driveway provides off road parking and there is a hedge boundary.









Floor 0



Floor 1



Approximate total area^m
848 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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