



Three Bedroom Mid Terraced House located in Beeston.

Asking Price Of
£220,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

12 Marina Avenue Beeston Nottingham NG9 1HB



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EPC

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705
sq ft

This attractive three-bedroom mid-terraced property presents an excellent opportunity to acquire a well-maintained home in one of the area's most desirable residential locations. Offering comfortable accommodation throughout, the property is perfectly suited to first-time buyers, growing families or buy-to-let investors seeking a home with strong rental appeal.

The ground floor comprises a welcoming entrance hallway leading into a generous living room, providing an inviting space for both everyday living and entertaining. To the rear, the fitted kitchen offers ample storage and workspace with direct access to the enclosed rear garden.

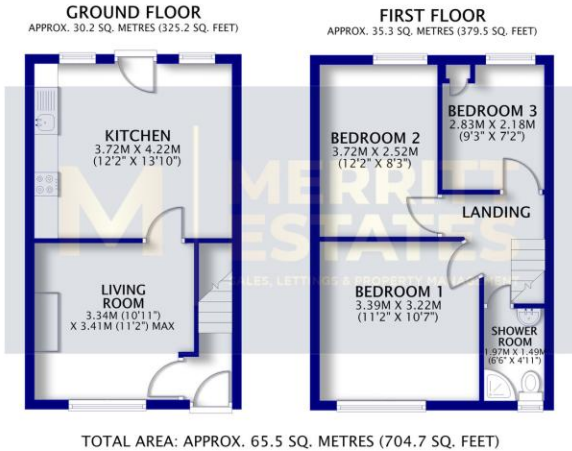
To the first floor are three well-proportioned bedrooms, all served by a contemporary shower room fitted with modern fixtures and fittings.

Externally, the property enjoys a neat forecourt with hedged frontage and convenient on-street parking. A gated side passage leads to the private rear garden, which has been thoughtfully designed to provide an excellent outdoor living space. The garden features a decked seating area complete with a retractable canopy, a well-maintained lawn, external lighting, secure fenced boundaries and rear gated access, making it ideal for relaxing, entertaining or family enjoyment.

The location is a particular highlight, occupying a peaceful cul-de-sac within the ever-popular Chilwell/Beeston area. A wide range of local shops, supermarkets, cafés and everyday amenities are all within easy reach, while Beeston Train Station and excellent road links provide convenient access to Nottingham, Derby and beyond. The property also falls within the catchment area of highly regarded schools and is just a short distance from the picturesque Attenborough Nature Reserve and the River Trent, offering beautiful countryside walks and outdoor leisure opportunities.

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

CONTACT

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