



**Murden Way, Beeston, Nottingham, NG9 2WF**  
£195,000 Freehold

  
**MARTIN&CO**

## Murden Way, Beeston

2 Bedrooms, 1 Bathroom

£195,000

- Two Bedroom Town House
- Modern Fitted Kitchen
- Lounge With Patio Doors
- Cul-De-Sac Setting
- Excellent Location
- No Onward Chain
- Residents Off Road Parking

Making an ideal first time purchase or investment opportunity, this two bedroom modern town house is situated in a cul-de-sac position, is neutrally presented throughout and is being offered with no onward chain. The property briefly comprises of an entrance hall with fitted storage, a modern fitted kitchen, open plan lounge/diner with patio doors to the rear garden, two bedrooms and a spacious bathroom. The property offers an enclosed rear garden and there are residents parking spaces to the front providing off road parking. Offering an excellent location within easy reach of Beeston Train Station, the NET Tram Network, QMC and University of Nottingham, early viewing is strongly recommended.



**HALLWAY** 4' 11" x 2' 11" (1.5m x 0.89m) Accessed via an external door with wood effect laminate flooring, fitted cupboard with sliding doors and ceiling light.

**LOUNGE/DINER** 14' 3" x 14' 1" (4.34m x 4.29m) With wood effect laminate flooring, uPVC double glazed sliding patio doors to the rear garden, gas fire and surround, two wall mounted radiators, stairs rising to the first floor and ceiling light.

**KITCHEN** 8' 11" x 7' 7" (2.72m x 2.31m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, integrated half dishwasher, tiled flooring, uPVC double glazed window to the front elevation and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the rear elevation, loft hatch and ceiling

light.

**MASTER BEDROOM** 12' 6" x 7' 11" (3.81m x 2.41m) With fitted carpet, uPVC double glazed window to the front elevation, storage cupboard, wall mounted radiator and ceiling light.

**BEDROOM TWO** 8' 4" x 6' (2.54m x 1.83m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with electric shower over, vanity wash hand basin and low flush w.c. unit, vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property enjoys an enclosed rear garden which is mainly laid to lawn with a paved patio area, established trees and fenced boundary. To the front there are six off road parking spaces available to

the four properties in the row.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

501.38 ft<sup>2</sup>

Reduced headroom

9.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Beeston

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