



Imperial Road, Beeston, Nottingham, NG9 1FN
£285,000 Freehold


MARTIN&CO

Imperial Road, Beeston

3 Bedrooms, 2 Bathroom

£285,000

- Three Bedroom Mid Terrace
- Modern & Neutral Finish Throughout
- Loft Conversion Providing Third Bedroom & En-Suite
- Enclosed, Low Maintenance Garden
- On Road Parking
- Sought After Location - Close To Amenities & Tram Network

Lovingly refurbished by the current owners this attractive three bedroom mid-terrace property blends a modern and contemporary finish with charm and character throughout. The property comprises of two reception rooms, a fitted kitchen with additional utility area to the ground floor, two bedrooms and a four piece modern bathroom to the first floor and a recently completed loft conversion to the second floor provides a third bedroom with en-suite. Externally, the



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

property has a low maintenance and enclosed rear garden and on road parking is available to the front. Situated in this sought after location just minutes from Beeston Town Centre and the NET Tram Network, early viewing is strongly recommended.

LIVING ROOM 14' 5" x 11' 8" (4.39m x 3.56m)
Accessed via an external door with wood effect laminate flooring, double glazed sash bay window with window seat, feature fireplace, wall mounted radiator light.

DINING ROOM 12' 3" x 11' 8" (3.73m x 3.56m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, feature fireplace, under stairs storage cupboard, wall mounted radiator, stairs rising to the first floor and ceiling light.

KITCHEN 13' 4" x 5' 9" (4.06m x 1.75m) With a range of fitted high and low level units with a squared edge worktop over incorporating a twin stainless steel sink, splash back tiling, integrated electric oven and

microwave/grill, inset gas hob with extractor hood over, tiled flooring, wall mounted electric panel heater, two uPVC double glazed windows to the side elevation and external door to the rear garden and two ceiling lights.

UTILITY ROOM 6' x 4' 10" (1.83m x 1.47m) With a rolled edge worktop with splash back tiling, washing & dishwasher plumbing and dryer point, tiled flooring, uPVC double glazed window to the side elevation and ceiling light.

FIRST FLOOR LANDING With a fitted carpet, three ceiling lights and stairs rising to the second floor

MASTER BEDROOM 12' 3" x 11' 8" (3.73m x 3.56m) With a fitted carpet, double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

BEDROOM THREE 9' 1" x 7' 7" (2.77m x 2.31m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, large under stairs

storage cupboard and ceiling light.

BATHROOM With a fitted four piece suite comprising of a panelled bath, walk in shower enclosure with a mains fed mixer bar shower with riser and twin rainfall shower heads, low flush w.c., vanity wash hand basin, floor covering, part wall tiling, heated towel rail, opaque double glazed window to the rear elevation and fitted ceiling spotlights.

SECOND FLOOR LANDING With wood effect laminate flooring, Velux window, eaves storage and ceiling light.

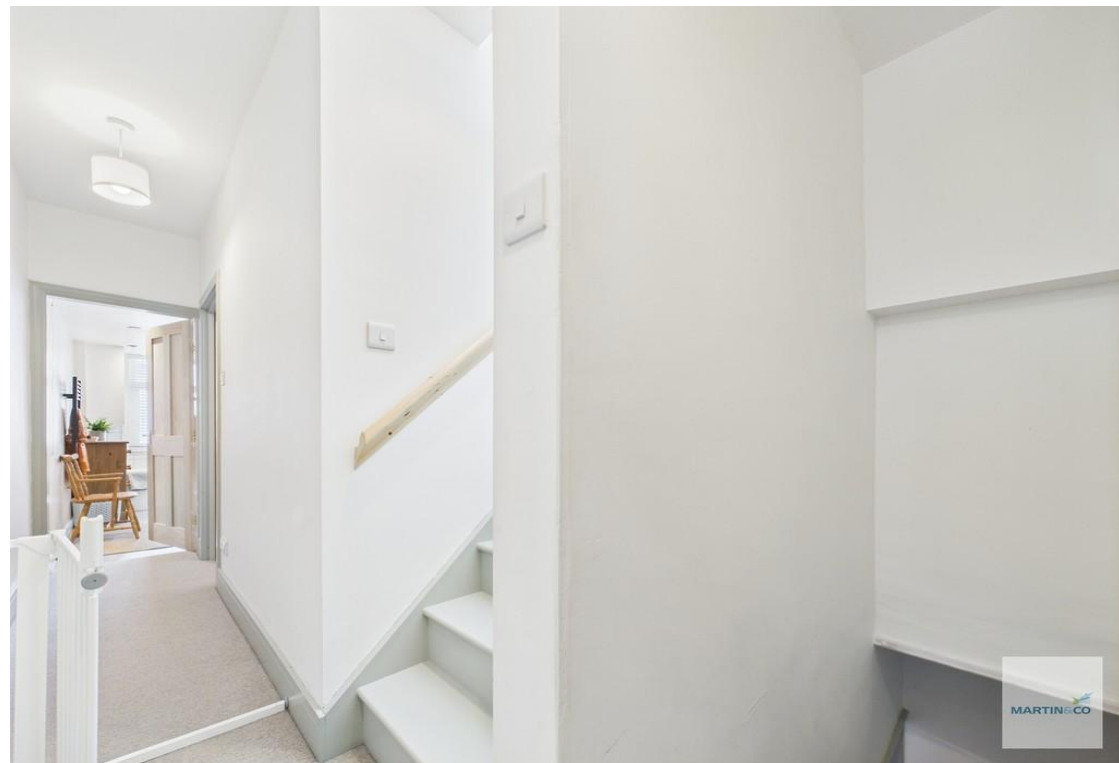
BEDROOM TWO 11' x 8' 4" (3.35m x 2.54m) With a fitted carpet, Velux window, eaves storage, wall mounted radiator and ceiling light.

EN-SUITE With a low flush w.c. and wash hand basin vanity unit, vinyl flooring, chrome heated towel rail, Velux window and ceiling light.



EXTERNAL The property enjoys an enclosed, south-west facing rear garden which has two paved patio areas, gravelled area, raised flower beds, a range of mature shrubs, fenced boundary and secure gate access to the rear. To the front is a walled garden with on road parking available.







Martin & Co Beeston

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