



Princess Avenue, Beeston, Nottingham, NG9 2DH
Guide Price £230,000-£240,000 Freehold



Princess Avenue, Beeston

2 Bedrooms, 1 Bathroom

Guide Price £230,000-£240,000

- Two Bedroom Town House
- Refitted Kitchen
- Refitted Bathroom
- Solar Panels
- South-East Facing Rear Garden
- Off Road Parking & Garage
- Excellent Location - Close To Beeston Town Centre
- Close To NET Tram Network
- No Onward Chain
- Viewing Essential

GUIDE PRICE £230,000-£240,000. Immaculately presented throughout this two bedroom town house benefits from a refitted kitchen and bathroom providing a contemporary finish and is in move in ready condition making it an ideal first time purchase or buy to let opportunity. Being offered to the market with no onward chain the accommodation comprises of a generously sized living room, refitted kitchen/diner, two well proportioned bedrooms and a refitted bathroom. Externally, the property has an enclosed south-east facing rear garden, off road parking, single garage and solar panels. Situated in this excellent location within walking distance of Beeston Town Centre, bus links and the NET Tram Network, early viewing is strongly recommended.



LIVING ROOM 16' 7" x 14' (5.05m x 4.27m) Accessed via an external uPVC door with wood effect laminate flooring, uPVC double glazed bow window to the front elevation, wall two wall mounted radiators, stairs rising to the first floor, under stairs storage cupboard and two ceiling lights.

KITCHEN/DINER 13' 11" x 7' 11" (4.24m x 2.41m) With a range of fitted high and low level units with under counter downlights and a squared edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob and extractor over, washing machine plumbing, tiled flooring, wall mounted radiator, two uPVC double glazed windows to the rear elevation and external door to the rear garden and fitted ceiling spotlights.

LANDING With fitted carpet, airing cupboard housing the boiler, loft hatch and ceiling light.

MASTER BEDROOM 14' x 10' 9" (4.27m x 3.28m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, large fitted wardrobe/storage cupboard and ceiling light.

BEDROOM TWO 10' 9" x 7' 11" (3.28m x 2.41m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a mains fed mixer bar shower over with riser and twin shower heads, low flush w.c., vanity wash hand basin, floor and full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys a south-east facing, enclosed rear garden which is laid to lawn with two paved patio areas, a range of mature shrubs, fenced boundary and secure gate access to the rear. To the front is a laid to lawn garden and to the rear of the property is a garage situated in a block with an up and

over door and an off road parking space. The property also has benefit of solar panels (subject to a loan repayment) reducing the monthly energy costs.









Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

