



23 Victory Road
Beeston, Nottingham NG9 1LH

£185,000

A much improved and modernised two bedroom mid-terraced house in a particularly sought after residential location.



A much improved and modernised two bedroom mid-terraced house in a particularly sought after residential location.

This immaculately presented property offers a well proportioned living space and is conveniently placed for a range of local shops and amenities including Beeston train station, Beeston marina and Beeston town centre and within easy access of the Nottingham Trent University and Queens Medical Centre.

The internal accommodation comprises: Entrance hall, lounge and kitchen/diner to the ground floor with two double bedrooms and a bathroom to the first floor.

Outside the property benefits from a small enclosed stoned front garden, block paved footpath to the front door and shared side access leading to the rear south facing garden where you will find two decking areas, one to the front and one to the rear of the garden with a lawned area in between, stoned areas, raised bed and stocked borders, outside WC and fenced boundaries.

This fantastic property is considered an ideal opportunity and will be sure to appeal to a variety of potential purchasers including first time buyers and young professionals.



Entrance Hall

With a composite front door, stairs to the first floor, radiator and door to the lounge.

Lounge

12'0" x 11'11" (3.66 x 3.64)

With new laminate flooring, exposed brick fire place, UPVC double glazed window to the front, fitted storage unit in the alcove, radiator and door to the kitchen/diner.

Kitchen/Diner

15'5" x 9'0" (4.72 x 2.75)

With a range of modern wall, base and drawer units, integrated electric oven with gas hob and air filter over, dishwasher, plumbing for washing machine, breakfast bar, tiled splashbacks, pantry, UPVC double glazed window to the rear, UPVC double glazed door to the garden and radiator.

First Floor Landing

With doors to the bathroom and two double bedroomd.

Bedroom One

11'11" x 11'10" reducing to 7'3" (3.65 x 3.63 reducing to 2.23)

With a built in wardrobe, UPVC double glazed window to the front and radiator.

Bedroom Two

10'6" x 9'2" (3.21 x 2.8)

With UPVC double glazed window to the rear, radiator and loft hatch.

Bathroom

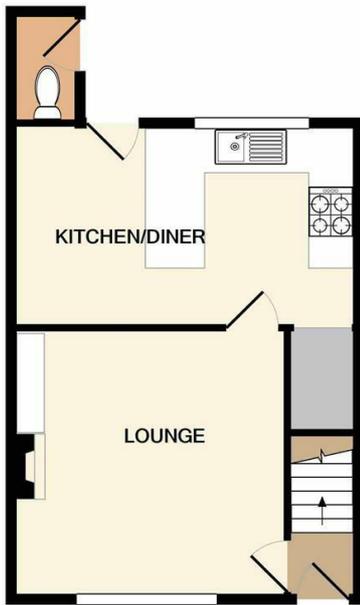
With a three piece suite comprising panelled bath with shower over, WC, wash hand basin inset to vanity unit, tiled splashbacks, spotlights, extractor fan, heated towel rail and UPVC double glazed window to the rear.

Outside

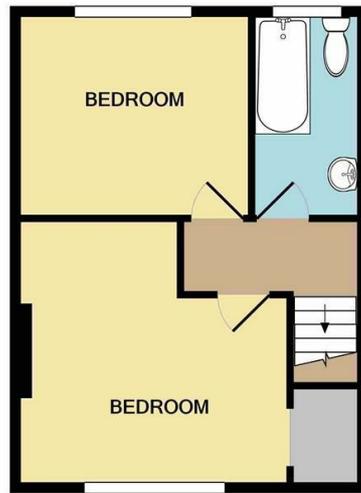
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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