

Enfield Street, Beeston, Nottingham, NG9 1AL Guide Price £210,000-£220,000 Leasehold



Enfield Street, Beeston

2 Bedrooms, 1 Bathroom **Guide Price £210,000-£220,000**

- Two Bedroom Maisonette
- Immaculately Presented Throughout
- Master Bedroom With Juliet Balcony
- Off Road Parking & Garage
- Long Lease Length
- No Service Charge Payments
- Leasehold

GUIDE PRICE £210,000-£220,000. Immaculately presented two bedroom first floor maisonette situated in this sought after location on one of Beeston's most attractive streets just a short distance from the town centre. The property offers a neutral and modern finish throughout and offers a spacious lounge/diner, refitted kitchen, modern bathroom and two bedrooms the master offering a Juliet Balcony. Benefitting from an off road parking space and single garage, internal inspection is strongly recommended. The property has 939 years remaining on the lease with no Service Charge payable and £5 Ground Rent payable annually.

Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	С	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	(







HALLWAY The entrance to the property is located on the first floor via a private staircase and entry with the hallway having access to the bathroom and leading to the lounge/diner with tile effect flooring, uPVC double glazed window, wall mounted radiator and ceiling light.

LOUNGE/DINE R 18' 10" x 10' 9" (5.74m x 3.28m) With a uPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator and ceiling light.

KITCHEN 7' 10" x 7' 3" (2.39m x 2.21m) With a range of fitted wall and base units with a squared edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, tiled effect flooring, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

MASTER BEDROOM 12' 7" x 9' 11" (3.84m x 3.02m) With a Juliet Balcony to the rear elevation, wood effect laminate flooring, hanging cupboard space, wall

mounted radiator and ceiling light.

BEDROOM TWO 9' 2" x 7' 10" (2.79m x 2.39m) With a uPVC double glazed window to the side elevation, wood effect laminate flooring, storage cupboard, wall mounted radiator and ceiling light.

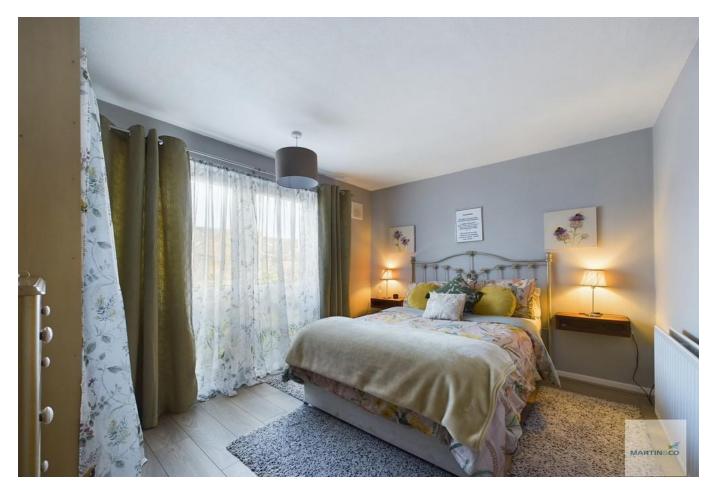
BATHROOM With a fitted suite comprising of a bath with mains fitted shower over, low flush w.c, vanity wash hand basin, tile effect flooring, part wall tiling, opaque uPVC double glazed window to the side and fitted ceiling spotlights.

EXTERNAL With an off road parking space and garage located within a block with up and over door, power and lighting.

LEASE INFORMATION Tenure is Leasehold with the property benefitting from a long lease with approximately 939 years remaining and subject to a £5 per annum ground rent payment.

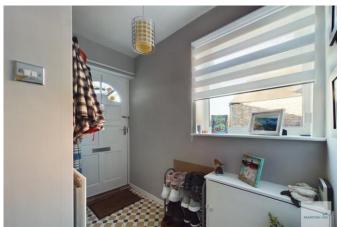


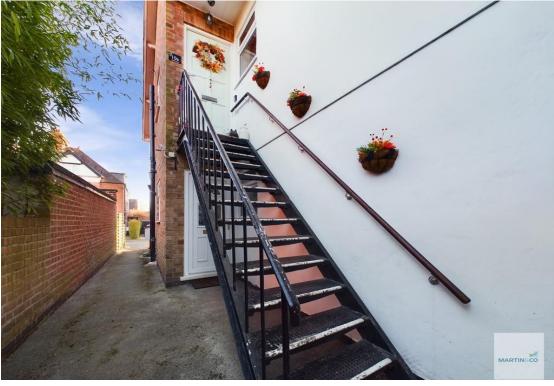


















Martin & Co Beeston

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 less ors(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.

