



Beardsall Mews, Woodhouse Park, NG8 6DS
£230,000 Freehold


MARTIN&CO

Beardsall Mews, Woodhouse Park

2 Bedrooms, 1 Bathroom

£230,000

- Two Bedroom Semi-Detached House
- Immaculately Presented
- Newly Fitted Carpets
- Redecorated Throughout
- Sought After Development
- No Onward Chain
- Parking For Two Cars

Situated on this popular and sought after development stands this immaculately presented two bedroom semi-detached house. Having been redecorated throughout and with new carpets fitted the property is in turn key condition. The accommodation comprises of an entrance hall, spacious lounge, kitchen/diner with French doors to the rear garden, two double bedrooms and a fitted bathroom. Externally, there is a well proportioned, enclosed rear



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

garden and a driveway to the front provides off road parking for two vehicles. Affording an excellent location the property is within close proximity of the M1 at J26 and there is a nearby supermarket, health club with gym and pub. The property is also ideally situated for both the QMC and City Hospital's and the NET tram network. With ultra fast fibre broadband already installed and being offered with no onward chain, early viewing is highly recommended.

HALLWAY Accessed via an external door with wood effect vinyl, wall mounted radiator and ceiling light.

LIVING ROOM 12' 9" x 12' 6" (3.89m x 3.81m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, access points for Sky, stairs rising to the first floor and ceiling light.

HALL With wood effect vinyl, under stairs storage cupboard and ceiling light.

W.C. With a low flush w.c., pedestal wash hand basin,

wood effect vinyl flooring, wall mounted radiator, wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.

KITCHEN/DINER 12' 9" x 8' (3.89m x 2.44m) With a range of high and low level units with a rolled edge worktop over with up stand and incorporating a stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over, integrated fridge, freezer, dishwasher and newly installed washing machine, vinyl floor covering, wall mounted radiator, uPVC double glazed windows and French Doors leading out to the rear garden and ceiling light.

LANDING With a fitted carpet, wall mounted radiator, loft hatch and ceiling light.

MASTER BEDROOM 12' 9" x 9' 10" (3.89m x 3m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

BEDROOM TWO 12' 9" x 7' 11" (3.89m x 2.41m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap, electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, full wall tiling, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

EXTERNAL The property has an enclosed rear garden which is mainly laid lawn with a fenced boundary, external double power sockets, outside tap and secure gate access. To the front a driveway provides parking for two cars.

The property benefits from an ADT Monitored alarm system.









Floor 0



Floor 1

Approximate total area^m
592.33 ft²

(1) Excluding balconies and terraces

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

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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.

