



**Read Avenue, Beeston, Nottingham, NG9 2FJ**  
£245,000 Freehold

  
**MARTIN&CO**



## Read Avenue, Beeston

3 Bedrooms, 1 Bathroom

£245,000

- Spacious Three Bedroom Mid Terrace
- South-Facing Rear Garden
- Well Presented Throughout
- On Road Parking
- Newly Installed Boiler (2025)
- C Rated EPC
- Close To Town Centre & Amenities

Affording a spacious interior throughout, this well presented three bedroom mid-terrace property sits in a peaceful cul-de-sac setting close to Beeston Town Centre offering easy access to an array of amenities and transport links. The accommodation comprises of a hallway, lounge/diner with French Doors to the rear garden and fitted kitchen with a dining area off to the ground floor. To the first floor there are three well proportioned bedrooms and a modern fitted



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bathroom with separate w.c. Externally, the property boasts an enclosed, south-facing rear garden and on road parking is available.

**HALLWAY** 9' 5" x 5' 10" (2.87m x 1.78m) Accessed via an external uPVC door with wood effect laminate flooring, wall mounted radiator, opaque uPVC double glazed window to the front elevation, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**LOUNGE/DINER** 18' 9" x 10' 6" (5.72m x 3.2m) With wooden flooring, uPVC double glazed window to the rear elevation and French doors to the rear garden, two wall mounted radiators and two ceiling lights.

**KITCHEN** 9' 5" x 7' 3" (2.87m x 2.21m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, vinyl floor covering, uPVC double

glazed window to the front elevation, pantry and ceiling light.

**DINING AREA** 18' 1" x 6' (5.51m x 1.83m) The dining area has fitted carpet, uPVC double glazed door to the rear garden, wall mounted radiator and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the front elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 3" x 11' 11" (3.73m x 3.63m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 13' 2" x 8' 5" (4.01m x 2.57m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 9' 5" x 7' 6" (2.87m x 2.29m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and ceiling light.

**W.C.** With a low flush w.c., vinyl floor covering, opaque uPVC double glazed window to the front elevation and ceiling light.

**EXTERNAL** The private and enclosed, south facing rear garden is mainly laid to lawn with a paved sandstone patio area and fenced boundary. To the front is a paved front garden and walled boundary. On road parking is available.











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
872 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Beeston

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