



**58 City Road, NG9 2LQ**

**£220000.00**



# A Summary

| No Upward Chain | Investment Opportunity | First Time Buyer Opportunity | End Of Terrace | Great Transport Links | Close To Beeston Town Centre | Close To QMC | Direct Access to City Centre | Modernised Throughout | Three Bedrooms |

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# Story of the house

Presented to market with no upward chain and ready to move into. This property is ideally located for all, only a short walk to the University of Nottingham as well as The Queens Medical Centre. A brilliant opportunity for both first-time buyers and buy to let investors.

If you are looking for an opportunity to purchase a characterful, Victorian home in the highly regarded Beeston town centre, call now to arrange a viewing.



## The Summary

The property presents with a great degree of charm, benefitting from the typical Victorian appeal with tall ceilings, cornices, and characterful fireplaces. If you are aiming to get on the property ladder, why not start with this exciting end terrace needing little to no work - A perfect blank canvas to make it your own.

This property also comes highly recommended for an investor looking to add a reliable three bed to their portfolio, situated in the heart of Beeston town centre and only a short trip to the QMC/University, its been a very hands-off investment for the current owner demonstrating no void periods to date.

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## The Entrance Hall

Inviting entrance hall with laminate flooring, access to the living room and dining room.

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## The Living Room

Bright and spacious living space with window to front allowing plenty of natural light.

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## The Dining Room

Fantastic social space with laminate flooring, chimney breast with featured fireplace open plan with kitchen.

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## The Kitchen

Modern style kitchen lined with a range of high gloss wall and base units with integral appliances and Velux window creating a bright and airy, open plan kitchen dining area.

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## The Bedroom 1

Double bedroom with carpeted flooring and window to front aspect.

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## The Bedroom 2

Double bedroom with carpeted flooring and window to rear aspect.

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## The Bathroom

A recently fitted suite comprising walk-in shower cubicle, wash hand basin and low-level flush W.C

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## The Bedroom 3

Beautiful attic bedroom with box bay window to front and Velux window to rear creating plenty of character with a feature cast iron fireplace surround. An ideal retreat from a busy household.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

## Contact Us

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Drop in to discuss with a member of our friendly team:  
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**