

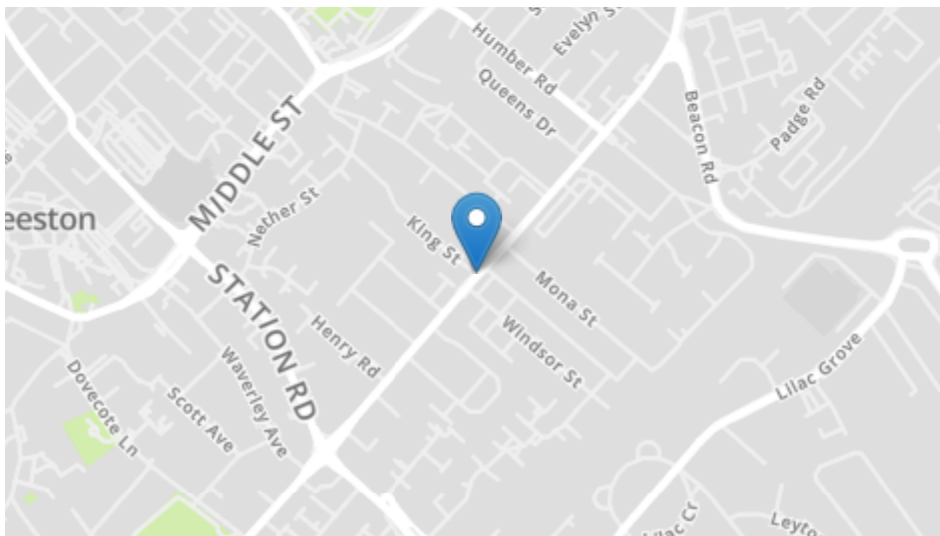
Queens Road, Beeston, NG9 2FF

£350,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 26059182

Our Seller says....

- Apartments
- 5/6 Bedrooms
- Excellent Location Close To City Centre & Uni
- Potential 10% Yeild (HMO license required)
- Good Transport Links
- No Upward Chain
- Freehold
- Some Refurbishment Required

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** INVESTMENT OPPORTUNITY *** An exciting opportunity to acquire 5/6 bedroom property in a highly lettable location within short commute from the University Of Nottingham. With versatile accommodation, this represents a particularly LUCRATIVE opportunity to generate in excess of £3,000pm. The accommodation spans two floors, sitting above two retail units and we have been informed by our sellers that the property is offered for sale on a Freehold basis, with the title being split prior to completion. The accommodation is accessed via a ground floor entrance hall with stairs leading to the first floor accommodation. On the first floor, the landing leads to the kitchen, 3 bedrooms, lounge (currently used as a bedroom) bathroom and a lean to, which gives access to a roof terrace. On the second floor, there are two further bedrooms and an additional shower room. Outside, there are parking bays to the front. This location is well serviced by bus and the NET tram service is within walking distance. Nottingham City Centre is approx 4 miles away and the University of Nottingham is within walking distance. Some refurbishment is required throughout the property, but for the right investor, the finished product will command an appealing rent and healthy return on their investment. Call our sales team now to arrange a personal inspection.

Ground Floor

Entrance Hall

Entrance door to the front and stairs to the first floor.

First Floor

Kitchen

4.35m (3.2min) x 3.29m (14' 3" x 10' 10") A range of matching wall & base units, works surfaces with inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine and radiator.

Reception Room

UPVC double glazed window to the front and radiator.

Inner Lobby

Steps up to bedrooms 2, 3 4 and shower room, and lean to and stairs to the second floor.

Lean To

4.6m x 2.82m (15' 1" x 9' 3") UPVC double glazed window to the rear, perspex roof, wood effect laminate flooring and door to the roof terrace.

Bedroom 2

4.3m x 3.38m (14' 1" x 11' 1") UPVC double glazed window to the front, fitted furniture, wood effect laminate flooring, radiator and door to the inner lobby.

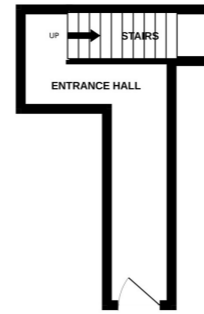
Bedroom 3

4.16m x 3.38m (13' 8" x 11' 1") French doors to the rear leading to the leant to and radiator.

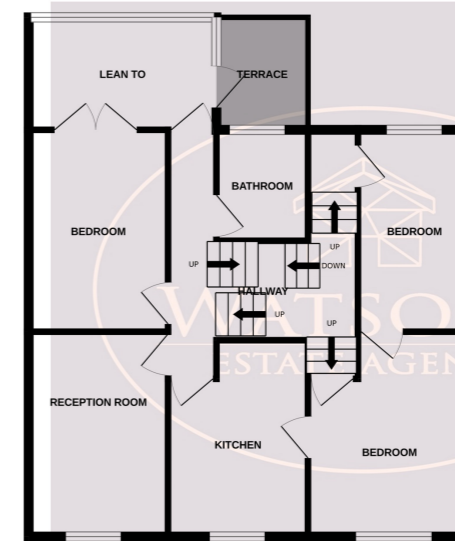
Bedroom 4

UPVC double glazed window to the rear and radiator.

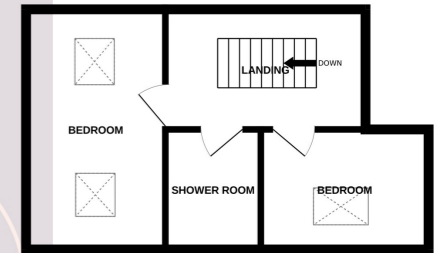
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Radiators, ceiling spotlights and radiator.

Second Floor

Landing

Doors to bedrooms 1 & 5, shower room. Wood effect laminate flooring.

Bedroom 1

3.63m x 2.51m (11' 11" x 8' 3") 2 velux windows, wood effect laminate flooring, fitted wardrobe and radiator.

Bedroom 5

2.42m x 2.42m (7' 11" x 7' 11") Velux window, fitted wardrobe, radiator and wood effect laminate flooring.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Airing cupboard housing the combination boiler and obscured uPVC double glazed window to the front.

Outside

Parking bays to the front of the property providing off road parking.