



18 Queens Road East  
Beeston, Nottingham, Nottinghamshire, NG9 2GS

£280,000

## 3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi Detached House
- Open Plan Dining Kitchen
- Updated Bathroom
- Near Nottingham University
- Close to Tram Network
- Generous Sized Rear Garden
- Generous sized plot with room for extension
- Parking for Several Cars
- Sought After Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 18 Queens Road East, Beeston, Nottingham, Nottinghamshire, NG9 2GS](#)



## Overview

A 3 Bedroom semi- detached house with a versatile living space, drive for 2 cars and a generous private and enclosed rear garden. With potential to extend (subject to planning permission).

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The property benefits from off-road parking for two to three vehicles and is conveniently arranged over two floors, with excellent potential to extend (subject to the usual planning permissions).



Upon entering, you are welcomed by an inviting entrance hall with stairs leading to the first floor. To the front, the bright and comfortable living room features a charming bay window, allowing for an abundance of natural light. To the rear, the property boasts a stylish L-shaped open-plan kitchen/dining room, perfect for modern living and entertaining, with pleasant views over the garden and double-glazed patio doors providing direct access to the outdoor space.

Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from a bay window and fitted wardrobes. A second double bedroom overlooks the rear garden and also includes fitted wardrobes, while the third is a single bedroom to the front. The accommodation is completed by a recently upgraded family bathroom.

Externally, the property enjoys a generous rear garden, providing a private and attractive outdoor space ideal for relaxing, entertaining, or further landscaping.

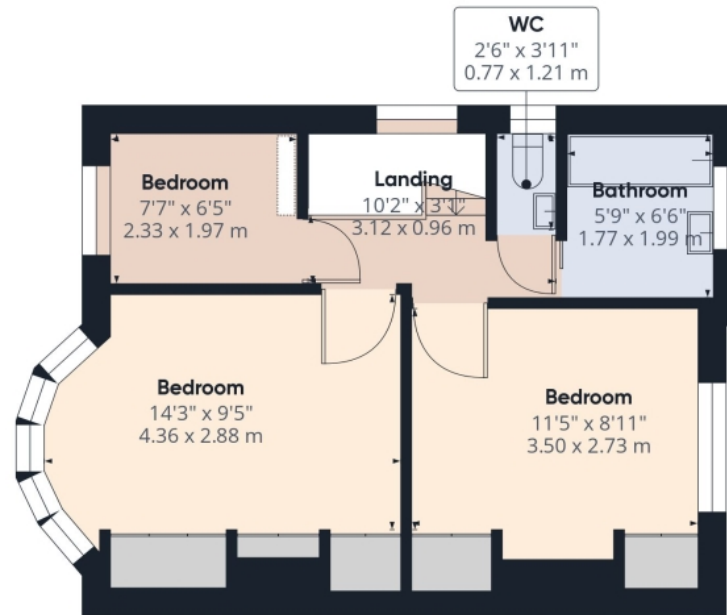
Situated in the sought after Beeston area the location is particularly convenient, situated close to the University of Nottingham campus, Beeston town centre and local amenities. A tram stop is just a short walk away, giving easy access to Nottingham city centre, while further transport links are also close by.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

878.12 ft<sup>2</sup>

81.58 m<sup>2</sup>

(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.

GIRAFFE360



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.




There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



**Pygott & Crone**

Platinum Trusted Service Award  
★★★★★  
2021 feefo

## Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

# Pygott Plus<sup>+</sup>

**YOUR PERSONAL PROPERTY JOURNEY**

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



18 Queens Road East, Beeston  
is on the market with our Wollaton branch

---

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994