



Pygott
Crone
FOR SALE
0800 9177 404



40 Anderson Crescent
Beeston, Nottingham, Nottinghamshire, NG9 2PT

£229,950

3 Bedroom End Of Terrace House

- Freehold
- 3 Bed Semi Detached House
- Drive & Good Sized Gardens
- First Time Buyer or Investor Property
- Ideal Location For QMC Hospital or Nottingham University
- Close to Beeston Town Centre
- Boiler Installed 2025
- Dining Kitchen
- No Upward Chain
- Excellent Transport Links Close By
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 40 Anderson Crescent, Beeston, Nottingham, Nottinghamshire, NG9 2PT](#)



Overview

A well-presented three-bedroom home offered with the benefit of no upward chain, featuring a driveway and attractive gardens to both front and rear.

The property opens into a welcoming entrance hall with stairs rising to the first floor. To the front, the bright living room enjoys a large picture window, allowing plenty of natural light. To the rear, the dining kitchen is fitted with a range of units, including an integrated oven and hob, and provides direct access to the garden. A useful walk-in pantry houses the boiler, newly installed in 2025.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.



Externally, the property benefits from a driveway and front garden, along with an enclosed rear garden offering a good degree of privacy—ideal for families or outdoor entertaining.

Within walking distance of Beeston High street, you are in close proximity of a wide range of local amenities including shops, restaurants, schools, healthcare facilities, public houses and transport links and also having the benefit of Nottingham University and the Queens Medical Centre with in easy reach.

An internal inspection is highly recommended.

Agents Notes: Vendor advises a new boiler was installed in Jan 2026 along with freshly painted walls, ceilings and skirting boards. We have also been advised the carpets and floor tiles on the ground floor and first floor are 1 year old. For further information please speak to the selling agent.



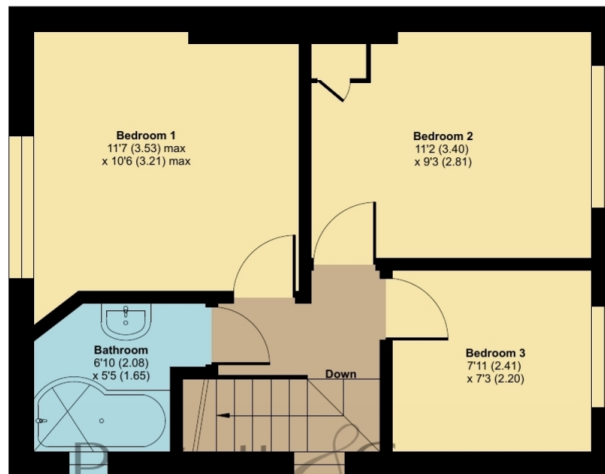




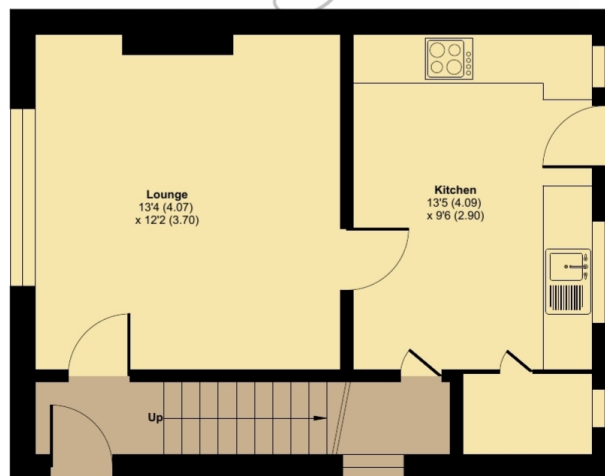
Anderson Crescent, Beeston, Nottingham, NG9

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1447539



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

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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.





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is on the market with our Wollaton branch

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