

## 2 Bed Semi-Detached In Malting Crescent Beeston, Nottingham, NG9 1FU

£68,750





## SHORT DESCRIPTION

Property Ref: 16201 Charming 2 Bedroom Semi-Detached Home – Malting Crescent, Beeston, Nottingham, NG9. Situated in the highly sought-after area of Beeston, this well-presented two-bedroom semi-detached home on Malting Crescent offers comfortable living in a convenient and popular residential location. The property comprises a bright and welcoming living room, perfect for relaxing or entertaining guests, and a well-proportioned kitchen with ample storage and workspace. Upstairs, you will find two generously sized bedrooms, ideal for first-time buyers, small families, or those looking to downsize, along with a modern family bathroom. Externally, the home benefits from off-street parking, providing added convenience and peace of mind. To the rear, there is a private enclosed garden – an excellent space for outdoor dining, gardening, or simply enjoying the warmer months in a secure setting. Located close to local amenities, reputable schools, and excellent transport links into Nottingham city centre, this property combines suburban comfort with easy access to everything you need. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. Property Type: Semi-detached Full selling price: £275000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £68750.00 Monthly rent based on 25% share: £593.16 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £593.16 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

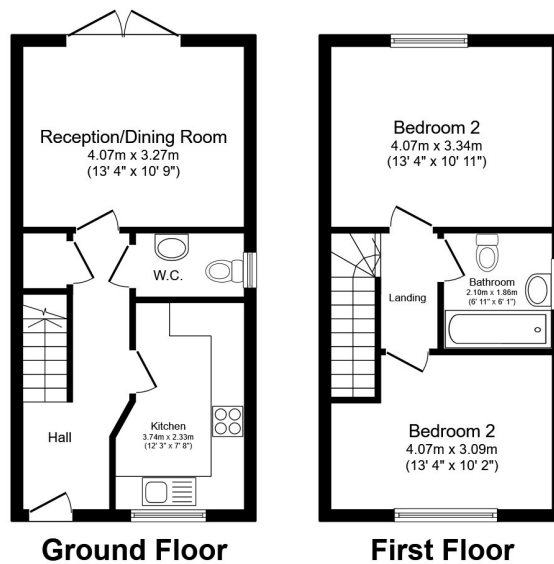
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 67.0 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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