



Enthorpe Street,
Beechdale, Nottingham
NG8 3HA

Price Guide £190,000
Freehold



*** GUIDE PRICE £190,000 - £200,000 ***

** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE-BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN BEECHDALE, NOTTINGHAM.

This is the ideal home for any buyer looking to get onto the ladder. It is ideally situated with great transport links and amenities surrounding, alongside easy access into the city center.

Upon entry, you are welcomed into the hallway which leads to the Bay fronted lounge, fitted Kitchen, under-stair storage cupboard, downstairs WC, and separate storage cupboard. Stairs lead up to the landing, first bedroom, second bedroom, third bedroom, and family bathroom featuring a three-piece suite.

To the rear is an enclosed garden with a patio, raised decked area, and laid-to lawn, whilst the front hosts a driveway and laid to lawn.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office on 0115 648 5485!



Entrance Hallway

UPVC double glazed door to the side with UPVC double glazed window to the front, cupboard housing the electrical consumer unit along with electric meter, laminate flooring, stairs to the first floor, wall mounted radiator, understairs storage cupboard with power providing useful additional storage space and panelled doors to:

Living Room

16'4 x 11'4 approx (4.98m x 3.45m approx)

UPVC double glazed sectional bay window to the front, coving to the ceiling, ceiling light point, wall mounted radiator. Cupboard providing additional storage, serving hatch through to kitchen.

Rear Lobby

8'6 x 2'7 approx (2.59m x 0.79m approx)

UPVC double glazed window and door to the rear, linoleum flooring, door to pantry providing useful additional storage, gas meter, UPVC double glazed window to the side and panelled doors to:

Kitchen

11'5 x 7'10 approx (3.48m x 2.39m approx)

With a range of matching wall and base units incorporating laminate work surface above, integrated oven with four ring gas hob over and stainless steel extractor hood above, two UPVC double glazed windows to the rear, stainless steel sink with mixer tap, space and plumbing for an automatic washing machine, Ideal gas central heating boiler housed within a cabinet, wall mounted radiator and ceiling light point.

Ground Floor w.c.

2'6 x 4'7 approx (0.76m x 1.40m approx)

UPVC double glazed window to the rear, high flush w.c., wall mounted radiator, linoleum flooring, ceiling light point.

First Floor Landing

UPVC double glazed window to the side, loft access hatch and panelled doors to:

Bedroom 1

10'8 x 10'11 approx (3.25m x 3.33m approx)

UPVC double glazed window to the front, wall mounted

radiator, ceiling light point, original decorative cast iron fireplace.

Bedroom 2

10'1 x 11' approx (3.07m x 3.35m approx)

UPVC double glazed window to the rear, wall mounted radiator, built-in wardrobes providing additional storage.

Bedroom 3

7'8 x 5'11 approx (2.34m x 1.80m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bathroom

5'11 x 4'10 approx (1.80m x 1.47m approx)

UPVC double glazed window to the rear, three piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., wall mounted radiator, tiled splashbacks, Triton shower over the bath with rain water shower attachment above.

Outside

To the front of the property there is a fence, garden laid to lawn, driveway providing off road parking.

To the rear there is an enclosed garden being laid mainly to lawn, fencing to the boundaries, outside power, outside tap, raised decked area and secure gated access to the side.

Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!

Council Tax

Council Tax Band B, Nottingham City Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.