Robert Ellis

look no further...

Dovecote Lane,
Beeston, Nottingham
NG9 1JG

£230,000 Freehold

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A spacious two-double bedroom mid-terrace house.

Situated in this sought-after and well established residential location, within walking distance of a variety of local shops and amenities including schools, transport links, Beeston Town Centre, The University of Nottingham, and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and investors.

In brief the internal accommodation comprises: entrance hall, lounge, dining room, and kitchen to the ground floor, with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property you will find a driveway with car standing for two, mature trees and shrubs, and to the rear you will find a private and enclosed garden with a patio, a range of mature trees and shrubs and three brick built store houses and fence boundaries.

Offered to the market with the benefit of chain free vacant possession and offering fantastic potential for the incoming purchaser to upgrade and reconfigure to suit the needs of their own personal tastes and requirements. An early internal viewing comes highly recommended.

Entrance Hall
UPVC double glazed entrance door, window with secondary glazing to the front, stairs to the first floor, radiator and doors to the dining room and lounge.

Lounge
11'10" x 11'10" (3.63m x 3.63m)
With wooden flooring, a feature character fire place, window with secondary glazing to the front, and radiator.

Dining Room
11'10" x 11'1" (3.63m x 3.38m)
A carpeted reception room, a feature open fire place with tiled surround and Adam-style mantle, UPVC double glazed French doors to the rear, radiator, useful under stairs storage cupboard/pantry and door to the kitchen.

Kitchen
11'2" x 6'0" (3.42m x 1.84m)
With wall units, work surfaces, single sink, radiator, tiled flooring, and splashback, space for a fridge freezer and cooker, plumbing for a washing machine and dishwasher, radiator and UPVC double glazed door with flanking window to the rear garden.

First Floor Landing
with loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
14'11" x 8'11" (4.55m x 2.72m)
With wooden flooring, UPVC double glazed window to the front, radiator, feature character fire place and a built in wardrobe.

Bedroom Two
14'1" x 8'11" (4.3m x 2.73m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator, feature, character fire place, and a cupboard housing the 'Baxi' combination boiler.

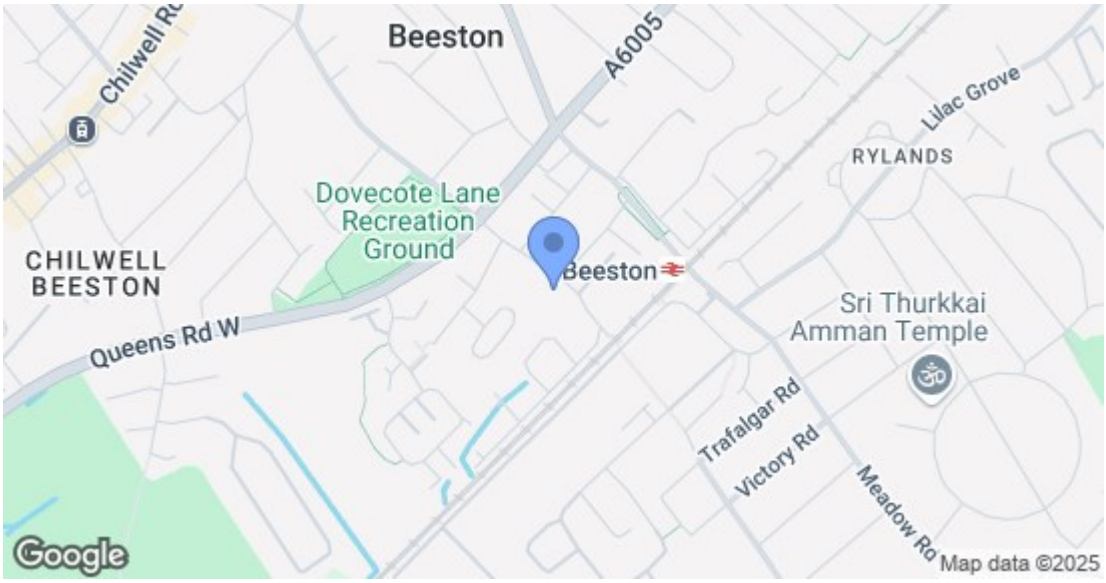
Bathroom
10'11" x 8'11" (3.34m x 2.73m)
Incorporating a three suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splashbacks, wooden flooring, radiator, feature character fire place, and a UPVC double glazed window to the rear.

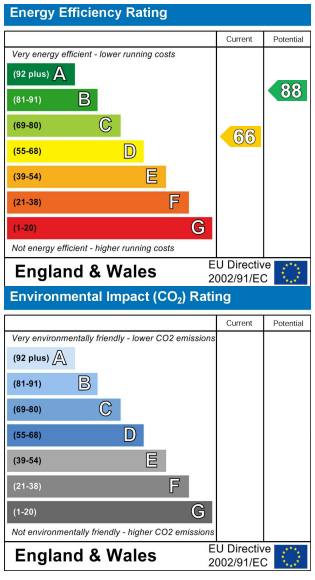
Outside
To the front of the property you will find a driveway with car standing for two, mature trees and shrubs, and to the rear you will find a private and enclosed garden with a patio, a range of mature trees and shrubs and three brick built store houses and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: Rear foot access.
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: Not known.

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

This plan is for identification purposes only





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