Robert Ellis

look no further...







Central Avenue,
Beeston, Nottingham
NG9 2QS

£299,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



A delightful semi-detached house presenting an excellent opportunity for families and professionals alike. With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The three well-proportioned bedrooms offer comfortable living quarters, perfect for restful nights and personal retreats.

The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the property features parking for up to three vehicles, a valuable asset in this sought-after area. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

This semi-detached house on Central Avenue is a wonderful blend of space, comfort, and convenience, making it a must-see for anyone looking to establish themselves in Beeston. Don't miss the chance to make this lovely property your own.





Entrance Hall
Composite entrance door, stairs to the first floor, and doors to the kitchen diner and lounge.

Lounge
18'4" x 10'11" (5.6m x 3.33m)
With hardwood flooring, two radiators, UPVC double glazed window to the front, and two UPVC double glazed windows to the side, and UPVC double glazed French doors to the rear.

Kitchen Diner
18'5" x 14'4" reducing to 9'10" (5.63m x 4.38m reducing to 3.02m)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with induction hob and extractor fan over, tiled splashbacks, integrated dishwasher, washing machine and fridge freezer, hardwood flooring, two radiators, UPVC double glazed window to the front and rear, useful understairs storage cupboard and UPVC double glazed door to the rear.

First Floor Landing
UPVC double glazed window to the rear, loft hatch, and a storage cupboard housing the Baxi combination boiler, and doors to the bathroom and three-bedrooms.

Bedroom One
10'11" x 10'2" (3.33m x 3.1m)
Laminate flooring, UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom Two
11'6" x 9'11" (3.52m x 3.03m)
Laminate flooring, UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom Three
7'11" x 7'11" (2.42m x 2.42m)
Laminate flooring, UPVC double glazed window to the rear and radiator.

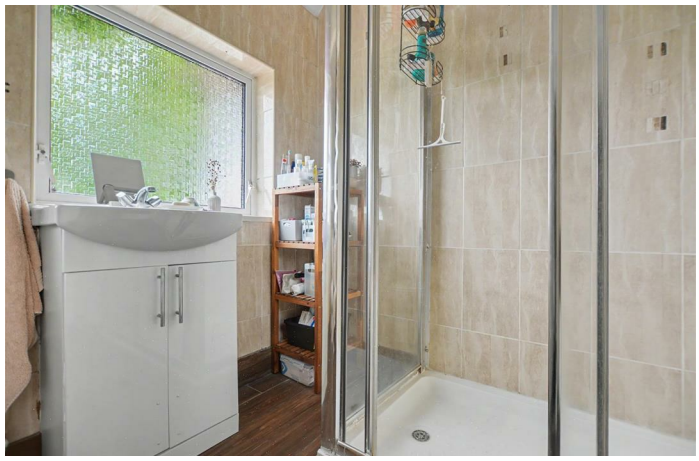
Shower Room
Incorporating a three-piece suite comprising shower, wash-hand basin inset vanity, WC, tiled flooring and walls, two UPVC double glazed windows to the rear and radiator.

Outside
To the front of the property you will find a large driveway offering ample car standing, and gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, and useful storage shed.

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: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

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.





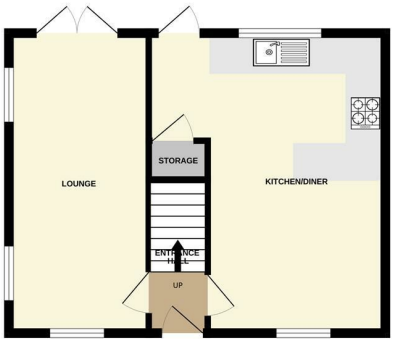




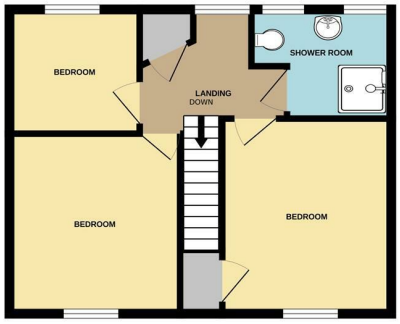


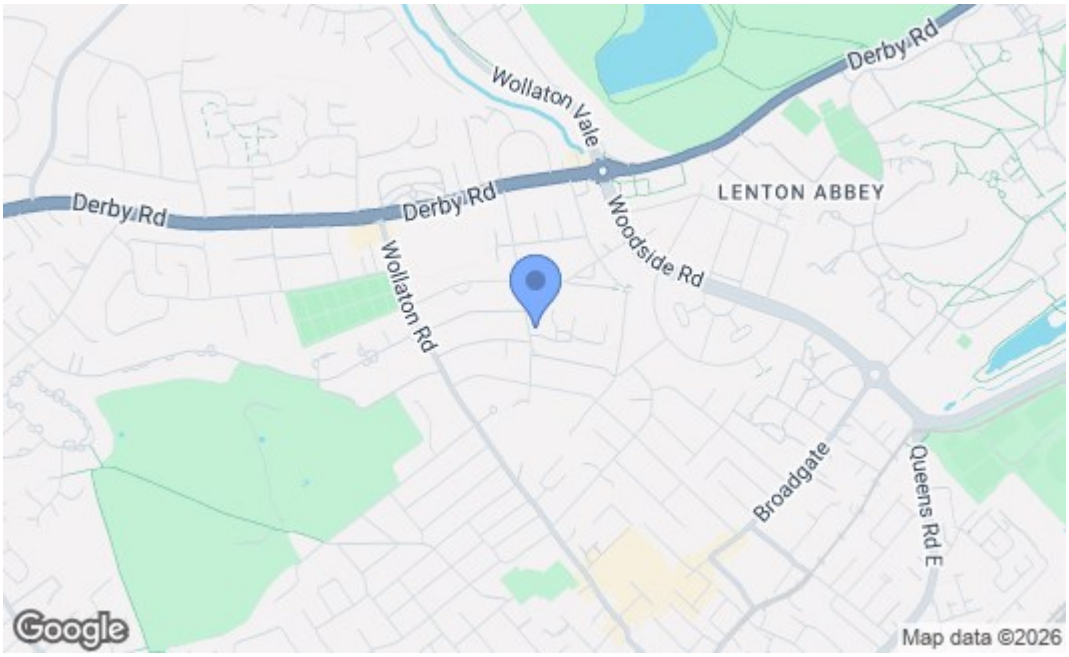
Robert Ellis
ESTATE AGENTS

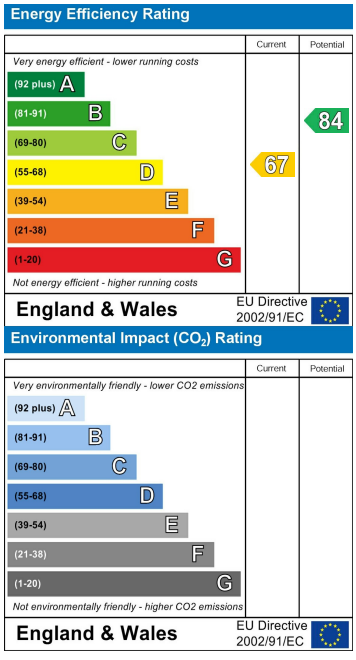
GROUND FLOOR



1ST FLOOR







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888