Robert Ellis

look no further...

Imperial Road,
Beeston, Nottingham
NG9 1ET

£260,000 Freehold

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A well-presented three double bedroom Victorian property situated within a sought after location.

Ideal for first time buyers, young professionals or families looking to be within the vibrant town of Beeston.

In brief, this lovely property with accommodation over three floors comprises: living room, dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom, rising to the second floor is a further double bedroom.

The property benefits from a rear garden with a decked seating area and paved space beyond, space for a summer house and fenced boundaries.

Situated within a popular residential location the property is conveniently situated within walking distance of Beeston High Street which benefits from a range of local amenities including shops, bars, cafes, restaurants, a gym and the new Arc cinema.

The property also provides easy access to tram and bus routes in and around the city and is just a short distance from Beeston train station for journeys further afield. For those looking to commute, the A52 for Nottingham, Derby, and junction 25 of the M1 motorway is a short drive away with East Midlands Airport being approximately 25 minutes away.

An early viewing comes highly recommended with this lovely family home.

Living Room
11'11" x 14'5" (3.633 x 4.407)
Entrance door leads through to the living room with wooden flooring, radiator, original coving, cast iron feature fireplace with colourful tiled insets down either side and UPVC double glazed bay window to the front aspect.

Dining Room
11'9" x 12'0" (3.593 x 3.665)
With laminate flooring, radiator, access to under stairs storage cupboard and UPVC double glazed window to the rear aspect.

Kitchen
6'6" x 9'9" (2.006 x 2.989)
With wall, base and drawer units with worksurfaces over, inset sink with drainer and integrated electric oven with gas hob and extractor fan above. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted combination boiler and UPVC double glazed window and door to the rear garden.

First Floor Landing

Bedroom One
11'11" x 11'11" (3.647 x 3.655)
With wooden flooring, radiator, original cast iron fireplace and UPVC double glazed window to the front aspect.

Bedroom Two
11'10" x 9'2" (3.615 x 2.815)
With wooden flooring, radiator, original cast iron fireplace and UPVC double glazed window to the rear aspect.

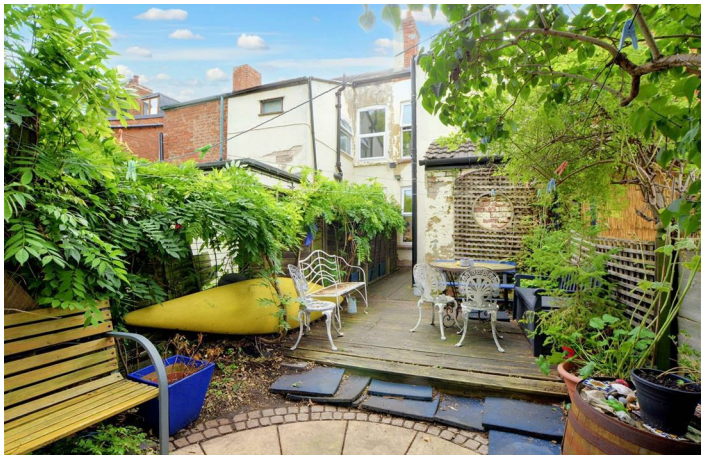
Bathroom
Incorporating a three piece suite comprising bath with electric shower above, wash hand basin with fitted storage unit and WC.

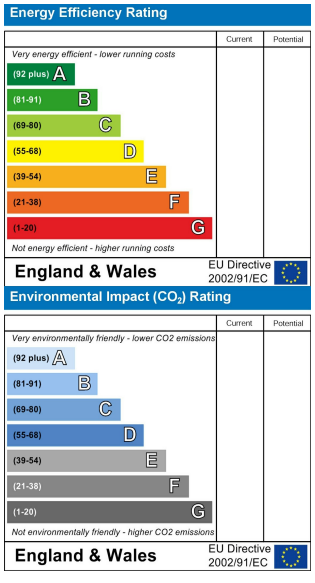
Second Floor Landing

Bedroom Three
11'11" x 18'3" (3.651 x 5.577)
Carpeted room with radiator, fitted wardrobed, access to storage in the eaves and Velux ceiling window.

Outside

To the rear is a garden with decked seating area and paved space beyond, space for a summer house and fenced boundaries.





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.

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