Robert Ellis

look no further...

Montague Street,
Beeston, Nottingham
NG9 1BA

£220,000 Freehold

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A traditionally styled two bedroom end terrace house, displaying great potential.

Occupying a sought after position within north west Beeson, surrounded by attractive period properties, this two bedroom end terrace house is rare opportunity that will appeal to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, lounge and a open plan kitchen diner to the ground floor, rising to the first floor are two good sized bedrooms and a generous bathroom.

Outside the property has primarily lawned matures gardens to both the front and rear.

Within easy walking distance of Beeston Town Centre, NET tram and well placed for the A52 and M1.

Composite double glazed door leads to the entrance hallway.

Entrance Hallway
Stairs leading to the first floor landing, useful under stair storage cupboard, radiator and UPVC double glazed window to the side.

Sitting Room
15'5" x 10'8" (4.71m x 3.26m)
UPVC double glazed window to the front, radiator, fuel effect gas fire with marble-styled hearth and surrounding Adam-styled mantle.

Kitchen Diner
16'11" x 8'0" (increasing to 14'4" (5.17m x 2.45m (increasing to 4.39m)
Fitted with wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, cooker point, plumbing for washing machine, two radiators, two UPVC double glazed windows and a further UPVC double glazed patio door leading to the rear garden.

First Floor Landing
UPVC double glazed window and doors leading into the bedrooms and bathroom.

Bedroom One
13'7" x 12'5" (4.15m x 3.79m)
UPVC double glazed window, radiator and cupboard housing the Worcester boiler.

Bedroom Two
11'1" x 8'8" (3.39m x 2.65m)
UPVC double glazed window and radiator.

Bathroom
7'10" x 7'8" (2.41m x 2.36m)
Fitted with a low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, radiator and obscured UPVC double glazed window.

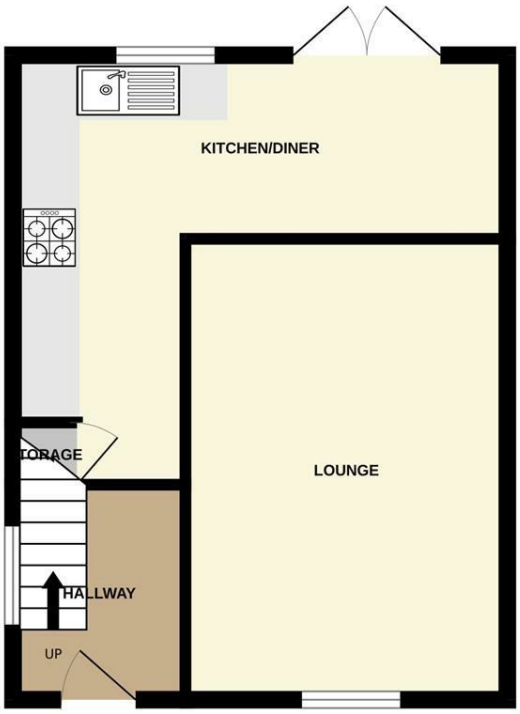
Outside
To the front, the property has a primarily lawned garden with mature shrubs and a path giving access to the rear of the property. To the rear the property has a enclosed garden with outside tap, patio, primarily lawned garden with mature shrubs and trees.

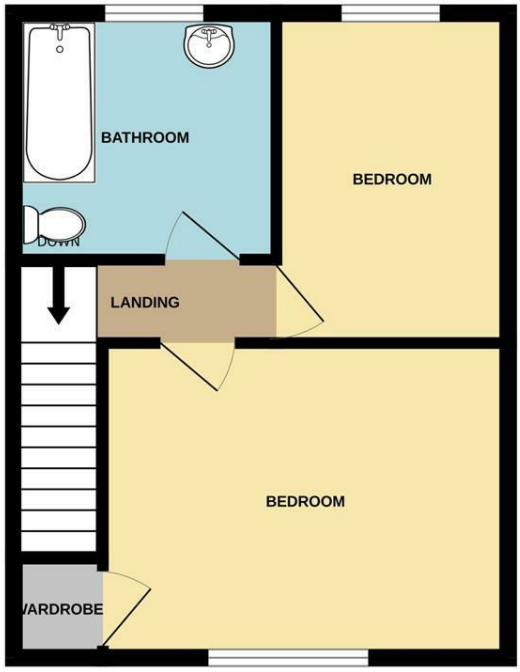
Council Tax Band
Broxtowe Borough Council Band B

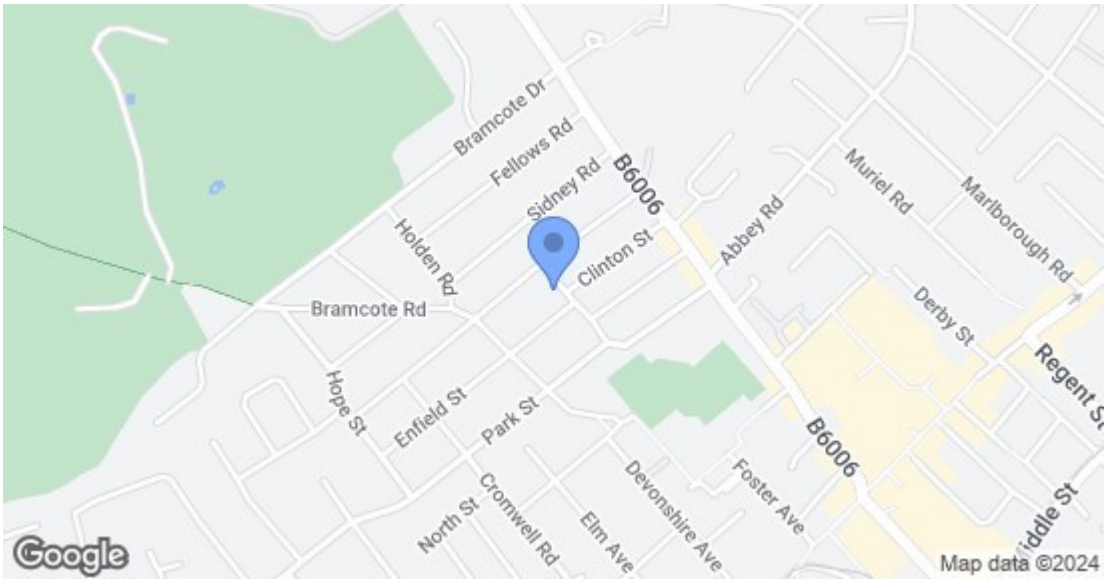
GROUND FLOOR

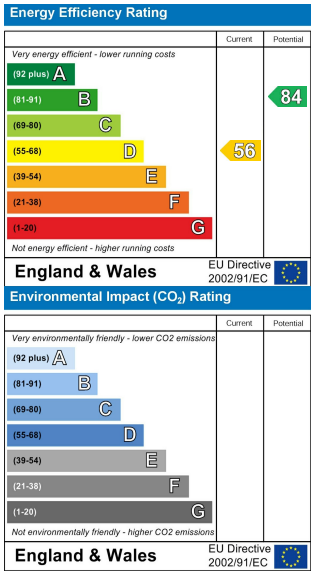
Robert Ellis ESTATE AGENTS

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.

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