

Robert Ellis

look no further...



Bye Pass Road,
Beeston, Nottingham
NG9 5HL

£265,000 Freehold

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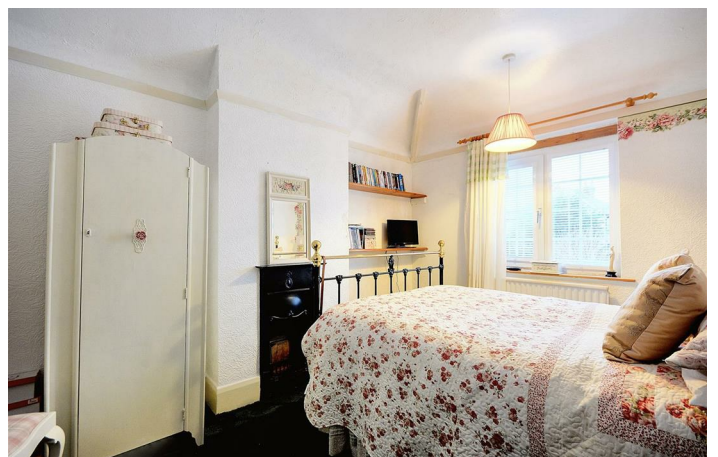
A well proportioned traditional bay fronted three bedroom semi-detached property.

Situated within close proximity of Beeston and Long Eaton town Centre, well placed of a large variety of local amenities including shops, schools, restaurants, local coffee shops and healthcare facilities, this fantastic property which has retained a wealth of its original character and charm, is considered an ideal opportunity for a range of potential purchasers including, first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance porch, living room, kitchen diner and spacious conservatory to the ground floor. Then rising to the first floor are three well proportioned bedrooms and family shower room.

Outside to the front of the property there is a driveway providing off road parking and gated side access leads to the private and enclosed rear garden.

Offered to the market with the advantage of UPVC double glazing and gas central heating throughout, this wonderful property is well worthy of an internal viewing in order to be fully appreciated.



Entrance Porch

Composite entrance door and UPVC double glazed window to the rear.

Living Room

12'7" x 12'2" (3.86m x 3.72m)

UPVC double glazed bay window to the front, carpet flooring, electric fire place and radiator.

Dining Room

11'7" x 11'4" (3.55m x 3.47m)

Laminate flooring, feature gas fire with tile surround and Adam-style mantle, radiator and doors leading through into the conservatory.

Kitchen

14'6" x 4'11" (4.44m x 1.52m)

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, inset sink with mixer tap, cooker point, useful appliance space, tiled flooring, pantry housing the washing machine, radiator and UPVC double glazed window to the front and rear.

Conservatory

12'7" x 8'9" (3.85m x 2.69m)

UPVC and brick construction, tiled flooring and UPVC double glazed French doors leading to the rear garden.

First Floor Landing

With stairs rising from the ground floor, loft access and doors leading into the shower room and three bedrooms.

Bedroom One

12'7" x 11'3" (3.86m x 3.45m)

UPVC double glazed bay window to the front, carpet flooring, radiator and fitted wardrobes.

Bedroom Two

11'5" x 8'8" (3.50m x 2.66m)

UPVC double glazed window to the rear, carpet flooring, feature cast iron fireplace, radiator and cupboard housing the hot water cylinder.

Bedroom Three

8'1" x 7'3" (2.47m x 2.23m)

UPVC double glazed window to the rear, laminate flooring and radiator.

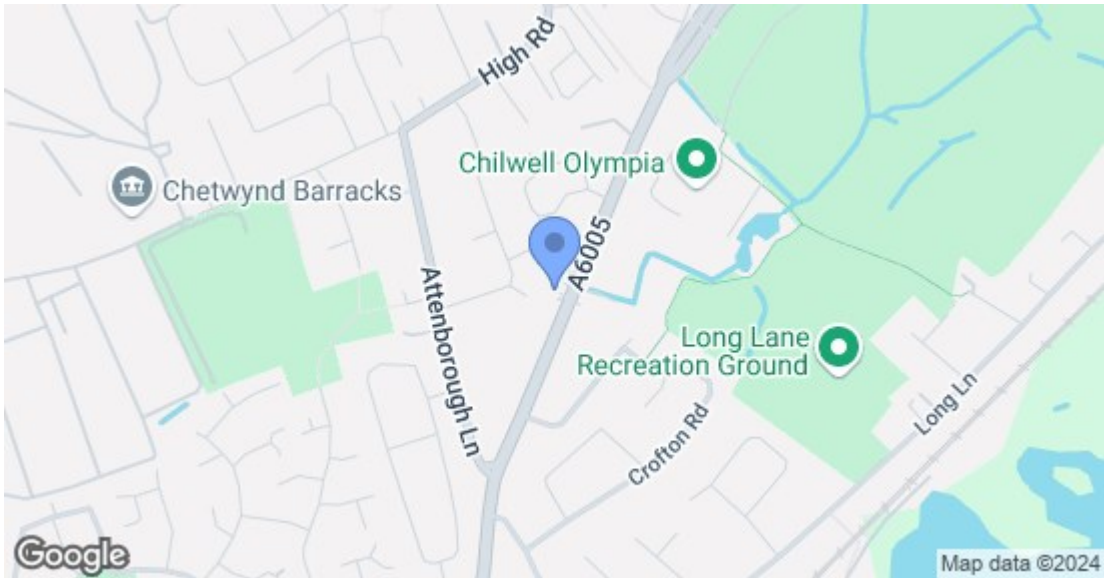
Shower Room

Fitted with a three piece suite comprising; corner shower with mains control shower, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, radiator and obscured UPVC double glazed window to the front.

Outside

To the front of the property there is low maintenance garden area with mature shrubs and hedge boundary and a driveway to side providing off road car parking. Gated access leads to the private and enclosed rear garden which features a paved patio seating area with the lawn beyond, mature shrubs and trees and a garden pond.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		58
(55-68) D		
(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.