Robert Ellis

look no further...

Thorndyke Close,
Beeston Rylands, Nottingham
NG9 1LS

£245,000 Freehold

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A three-bedroom mid-terrace house on a generous plot.

Tucked away in a small cul-de-sac with Beeston canal to the rear, this property offers great potential and is available to the market with benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance porch, entrance hallway, kitchen diner, through-lounge, and lean-to/rear porch. Rising to the first floor are three good sized bedrooms and a shower room.

Outside the property has a large and mature garden with a drive to the front, stocked beds and borders, and to the rear there is a large and mature garden laid mainly to lawn to various well stocked beds and borders with mature shrubs and trees.

Well placed for a wide range of local amenities this property is considered ideal for a first time buyers, family or investor, and is well worthy of viewing.

Entrance Porch
UPVC double glazed entrance door leads to porch, with UPVC double glazed windows, and a wooden panelled door leading to hallway.

Entrance Hallway
Radiator, UPVC double glazed window, cloaks cupboard, and further storage cupboard.

Kitchen Diner
15'1" x 12'2" decreasing to 8'9" (4.60m x 3.72m decreasing to 2.67m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, further appliance space, radiator, under stairs cupboard, UPVC double glazed window.

Sitting Room
20'0" x 10'5" (6.11m x 3.20m)
UPVC double glazed window to the front, further UPVC double glazed patio doors to the rear, two radiators, and a gas fire mounted on a slate hearth with a stone style surround.

First Floor Landing
With loft hatch, and doors leading into the bathroom and three bedrooms.

Bedroom One
19'11" x 8'10" decreasing to 6'6" (6.09m x 2.70m decreasing to 2m)
UPVC double glazed window to front and rear, radiator, fitted wardrobe and dressing table.

Bedroom Two
10'6" x 9'2" (3.22m x 2.81m)
UPVC double glazed window, radiator, store cupboard housing the Worcester boiler.

Bedroom Three
10'6" x 7'4" (3.22m x 2.25m)
UPVC double glazed window, radiator and store cupboard.

Shower Room
Fitted with a WC, pedestal wash-hand basin, shower cubicle with Mira shower over, part tiled walls, wall mounted heated towel rail, and two UPVC double glazed windows.

Outside
To the front the property has a drive providing car-standing, and an established and mature garden with various shrubs and trees. To the rear the property has an enclosed and particularly large garden with a patio, outside tap, and a primarily lawned garden with well stocked beds and borders, with mature shrubs and trees, a green house and shed.

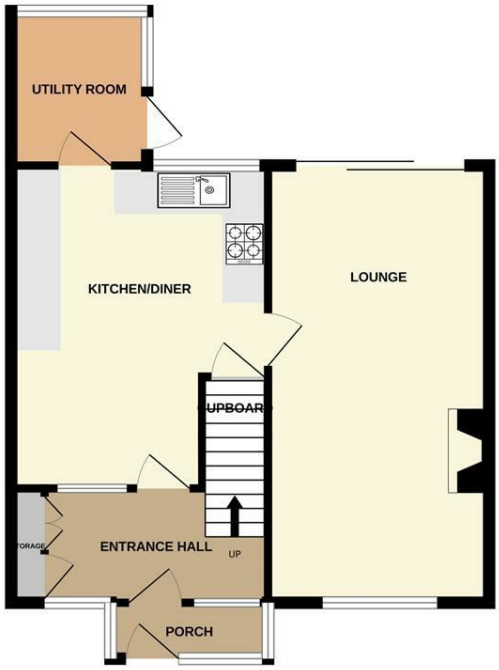
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

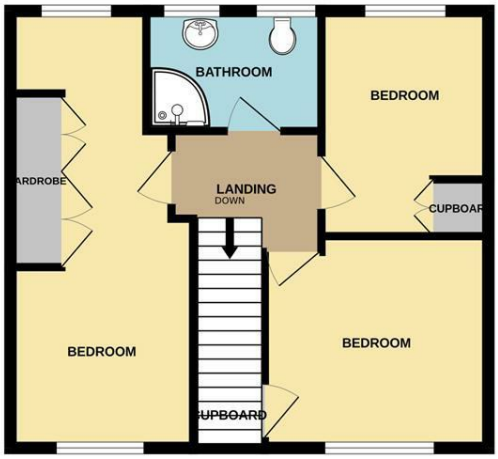
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

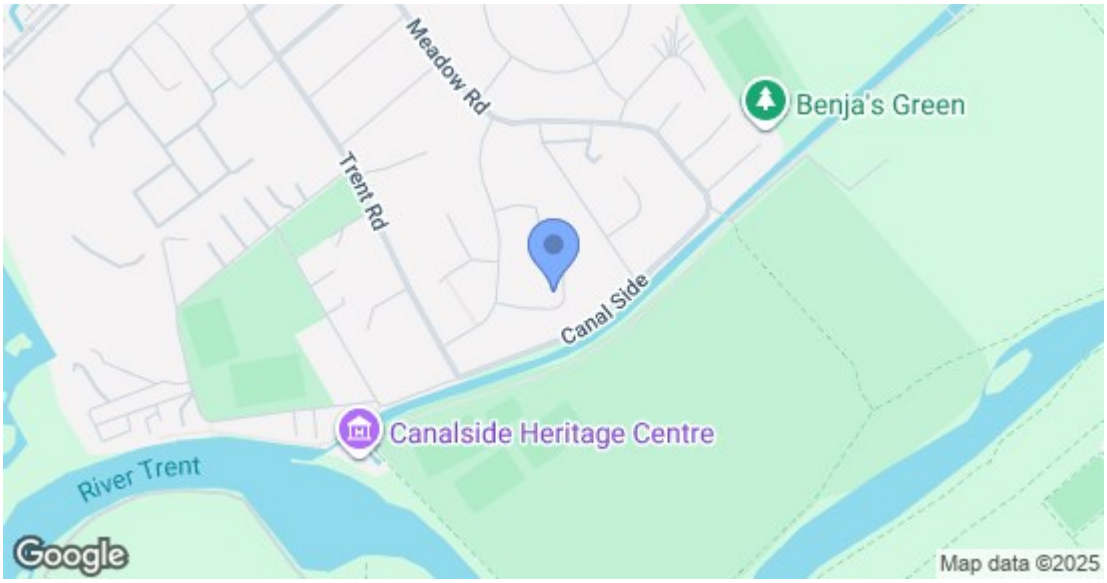
GROUND FLOOR

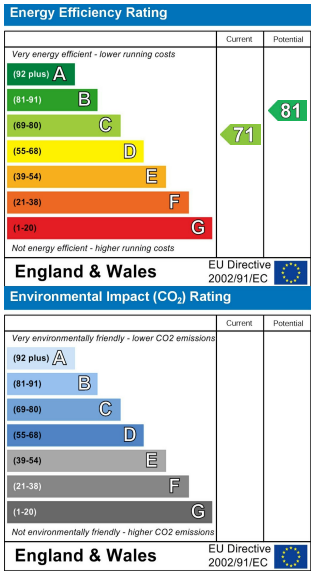
Robert Ellis ESTATE AGENTS

1ST FLOOR









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