

# Robert Ellis

*look no further...*



Denison Street,  
Beeston, Nottingham  
NG9 1AY

**£225,000 Freehold**

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A delightful two-bedroom, mid terrace property with the benefit of no upward chain.

Positioned just a short distance from Beeston Town centre, you are within close proximity to a large variety of local amenities including shops, public houses, restaurants, schools, healthcare facilities and transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including young professionals, first time buyers or families.

In brief the internal accommodation comprises: lounge, breakfast kitchen and bathroom to the ground floor. Then rising to the first floor are two double bedrooms.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then primarily paved with fenced boundaries.

Having been loved by the current homeowners for a number of years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing and is well worthy of an early internal viewing.



### Lounge

11'5" x 10'10" (3.49 x 3.31 )

UPVC double glazed door through to the reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Kitchen Diner

11'5" x 10'11" (3.49m x 3.33m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob and extractor fan above with integrated electric oven. Space and fittings for freestanding appliances to include fridge and freezer, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

7'1" x 4'11" (2.16m x 1.50m )

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower and glass shower screen, part tiled walls and UPVC double glazed window to the rear garden.

### Rear Lobby

Wall mounted combi boiler, fittings for a freestanding washing machine and UPVC double glazed door out to the garden.

### First Floor Landing

With doors leading into the bedrooms.

### Bedroom One

11'1" x 10'7" (3.38m x 3.24m )

A double bedroom, with carpeted flooring, radiator, useful storage cupboard and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'1" x 10'7" (3.38m x 3.24m )

A double bedroom, with carpeted flooring, radiator, access to the loft hatch and UPVC double glazed window to the front aspect.

### Outside

To the front of the property is a walled frontage with a paved footpath to the front door. The enclosed rear

garden is primarily paved with some mature shrubs and trees.

### 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: Shared access through the rear garden

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

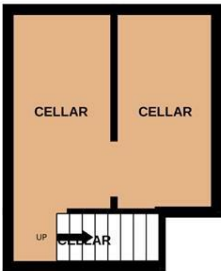
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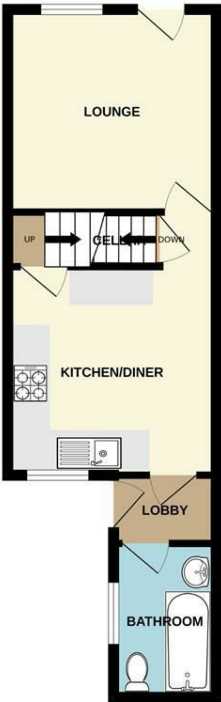




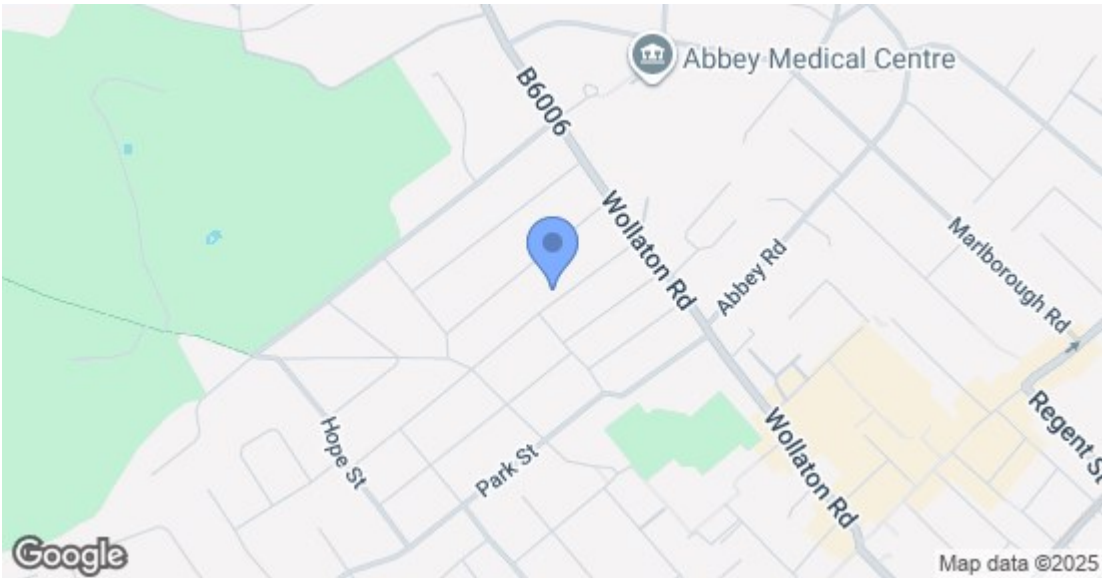
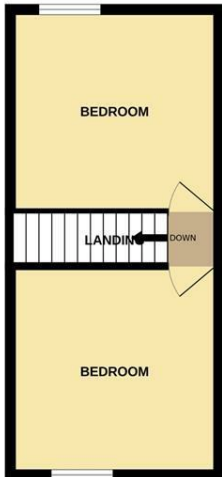
BASEMENT



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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