Robert Ellis

look no further...

Ashfield Avenue,
Beeston Rylands, Nottingham
NG9 1PY

£280,000 Freehold

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A well-presented three bedroom, semi-detached property with the benefit of no upward chain.

Situated a short walk from both Beeston High Street and the marina, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

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

In brief the internal accommodation comprises; An entrance hall, living room, dining room and extended kitchen to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property is a pebbled garden with a paved driveway with ample off-street parking for one car standing. The enclosed rear is then primarily lawned with a decked seating area.

With the advantage of UPVC double glazed windows throughout and gas central heating this property is well worthy of early internal viewing.

Entrance Hallway
UPVC double glazed door through to the entrance hall, with laminate flooring and radiator.

Living Room
10'2" x 12'5" (3.12m x 3.8m)
Reception room, with carpeted flooring, radiator and UPVC double glazed bay window to the front aspect.

Dining Room
13'9" x 10'2" (4.20m x 3.12m)
Reception room, with laminate flooring, radiator, electric fireplace and UPVC double glazed door out to the rear garden.

Kitchen
19'8" x 5'11" (6.00m x 1.82m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer, washing machine and dishwasher. Wall mounted boiler, tiled flooring, UPVC double glazed window to the side and rear and UPVC double glazed door out to the garden.

Landing
A carpeted landing with UPVC double glazed window to the side aspect.

Bedroom One
13'8" x 10'1" (4.17m x 3.09m)
A double bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

Bedroom Two
10'10" x 9'1" (3.31m x 2.77m)
A double bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

Bedroom Three
6'7" x 10'10" (2.03m x 3.31m)
A single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

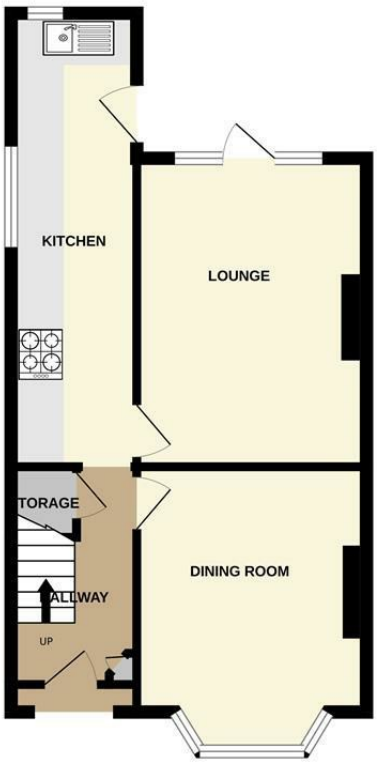
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, fully tiled walls, radiator, UPVC double glazed window to the rear aspect, extractor fan and access to the loft hatch.

Outside
To the front of the property is a pebbled garden, walled frontage and paved driveway. The enclosed rear garden is primarily lawned with a decked seating area.

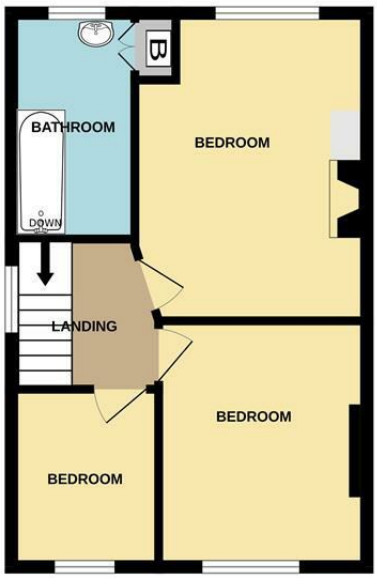
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property 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



1ST FLOOR



ASHFIELD AVENUE, BEESTON RYLANDS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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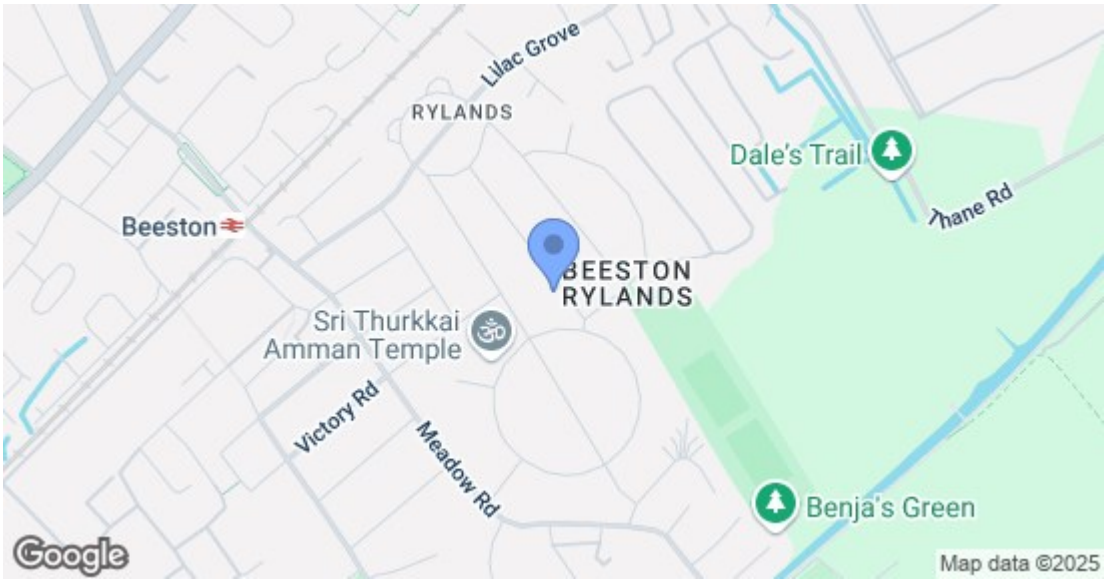

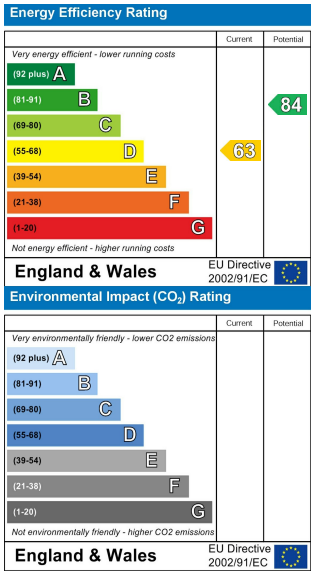

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