Robert Ellis

look no further...

Meadow Road,
Beeston Rylands, Nottingham
NG9 1JT

£250,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A traditional bay-fronted, two-bedroom, end of terrace property within walking distance of Beeston Marina.

Situated within close proximity to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links, including Beeston Train station that goes direct to London St Pancras.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, an entrance space, lounge, kitchen, and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front of the property is a pebbled driveway with ample off-street parking for multiple cars and an electric car charging point. The enclosed rear garden is primarily lawned with a paved seating area and summer house..

Having been renovated by the current homeowner this fantastic property is offered to the market with the advantage of UPVC double glazing and gas central heating and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to the entrance space with laminate floor and radiator.

Lounge
12'4" x 12'0" (3.78m x 3.67m)
Reception room, with laminate flooring and UPVC double glazed bay window to the front aspect.

Kitchen
12'0" x 8'10" (3.67m x 2.71m)
Fitted with a range of wall, base and drawer units, work surfaces with complementary tiled splashback, sink and drainer unit with mixer tap, space and fitting for Range-style five ring gas cooker, further useful appliance space, laminate flooring, pantry housing the the washer dryer, and UPVC double glazed door with flanking windows to the rear.

Downstairs WC
Fitted with a low-level WC, wash-hand basin, part tiled walls, and UPVC double glazed window to the side aspect.

First Floor Landing
UPVC double glazed window to the side aspect, carpet flooring, and loft hatch.

Bedroom One
12'3" x 11'2" (3.74m x 3.41m)
A carpeted double bedroom, with radiator, walk-in wardrobe and UPVC double glazed window to the front aspect.

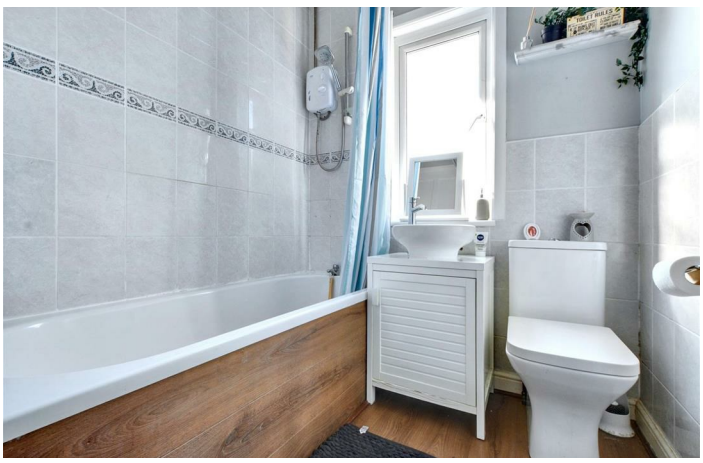
Bedroom Two
10'2" x 9'1" (3.12m x 2.79m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

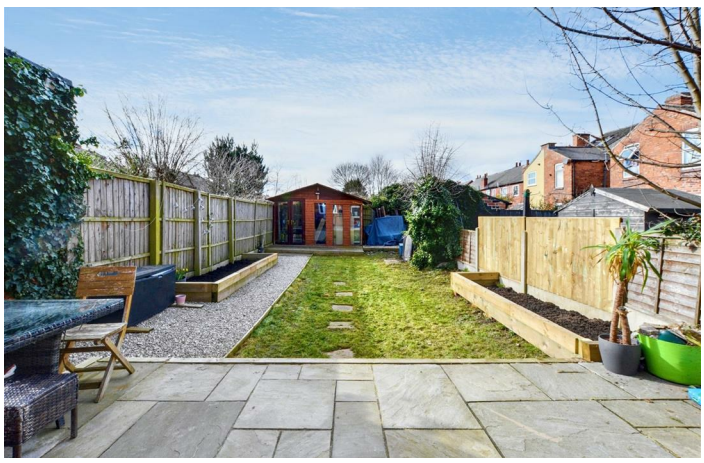
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, built in storage cupboard, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a large pebbled driveway with ample off-street parking for multiple cars, an electric car charging point and access to the rear garden. The rear is primarily lawned with a paved seating area, raised flower beds and summer house with power points.

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

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1ST FLOOR

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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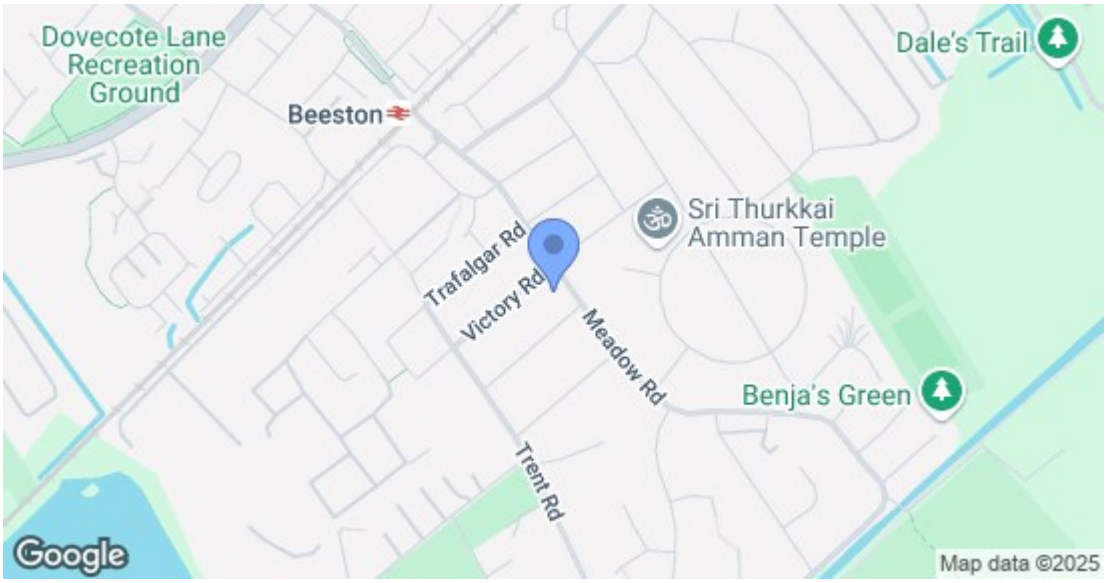

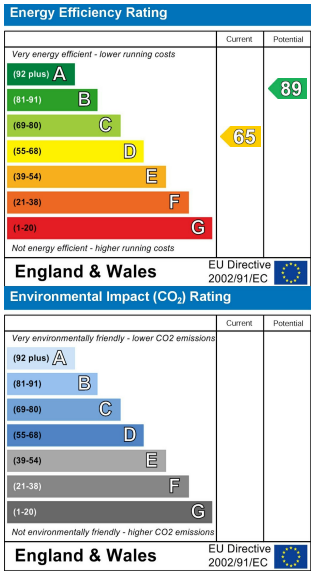

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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