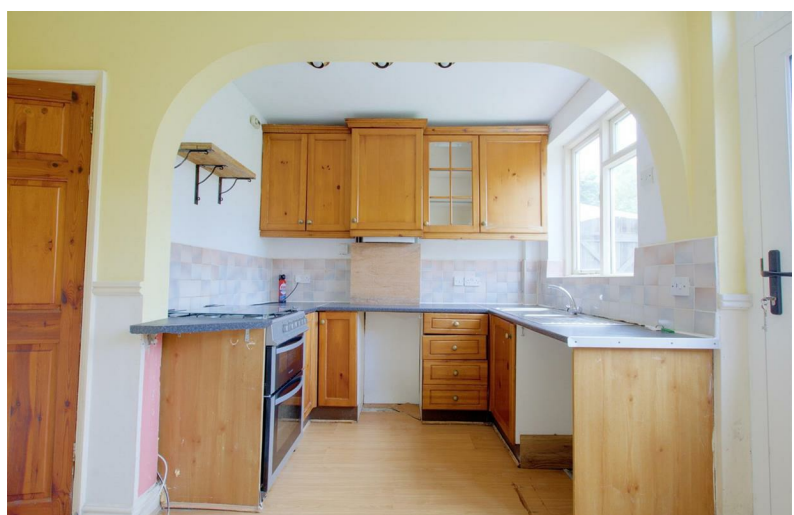


# Robert Ellis

*look no further...*



Waldemar Grove,  
Beeston, Nottingham  
NG9 2BJ

**£230,000 Freehold**

0115 922 0888



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A Traditional Three-Bedroom Semi-Detached.

Situated in this sought after and convenient residential location, readily accessible for a variety of local shops and amenities including; Beeston Town Centre, schools, transport links and the University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, living room and a open plan kitchen/diner to ground floor with two good sized double bedrooms a further single bedroom and bathroom to the first floor.

To the front of the property you will find a small garden with gated side access leading to the generous privately enclosed rear garden which includes a patio with lawn beyond, mature shrubs, useful storage shed, green house and fence boundaries.

Offered to the market with the benefit of gas central heating and double glazing throughout along with chain free vacant possession, an internal early viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Front door with flanking window, stairs leading to the first floor, useful under stair storage cupboard, radiator, laminate flooring and doors leading into the living room and kitchen/diner.

### Living Room

12'1" x 10'8" (3.69m x 3.27m )

Double glazed bay window to front, laminate flooring, feature gas fire place and radiator.

### Kitchen/Diner

16'8" x 11'5" (5.09m x 3.49m)

Fitted with a range of wall, base and drawer units, rolled edge working surfaces, 1 ½ bowl stainless steel sink and drainer unit with mixer tap, electric oven with gas hob, space and plumbing for washing machine, useful appliance space, tiled splash back, laminate flooring to kitchen area, feature exposed brick fire place, carpet to dinning area floor, radiator, useful storage cupboard, two windows to rear and double glazed door leading to rear the garden.

### First Floor Landing

Double glazed window to side, stairs rising from ground floor, loft hatch and doors leading into the bathroom and three bedrooms.

### Bedroom One

12'1" x 10'2" (3.69m x 3.12)

Double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

11'5" x 10'2" (3.5m x 3.12m)

Double glazed window to rear, carpet flooring and radiator.

### Bedroom Three

8'5" x 6'1" (2.59m x 1.86m )

Double glazed window to front, carpet flooring and radiator.

### Bathroom

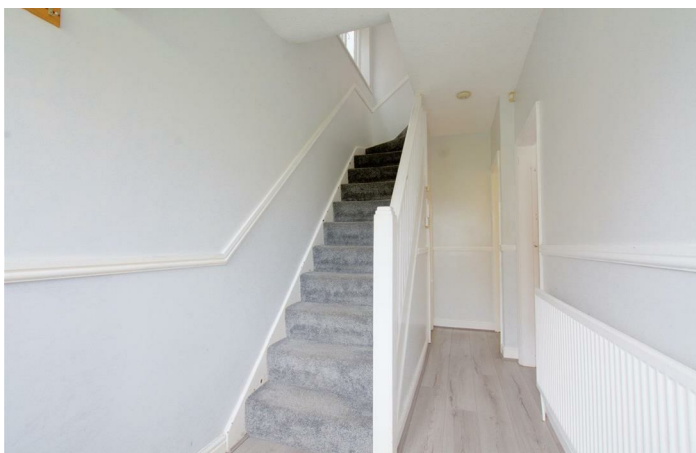
Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiling to walls, laminate flooring, radiator, useful storage cupboard and window to rear.

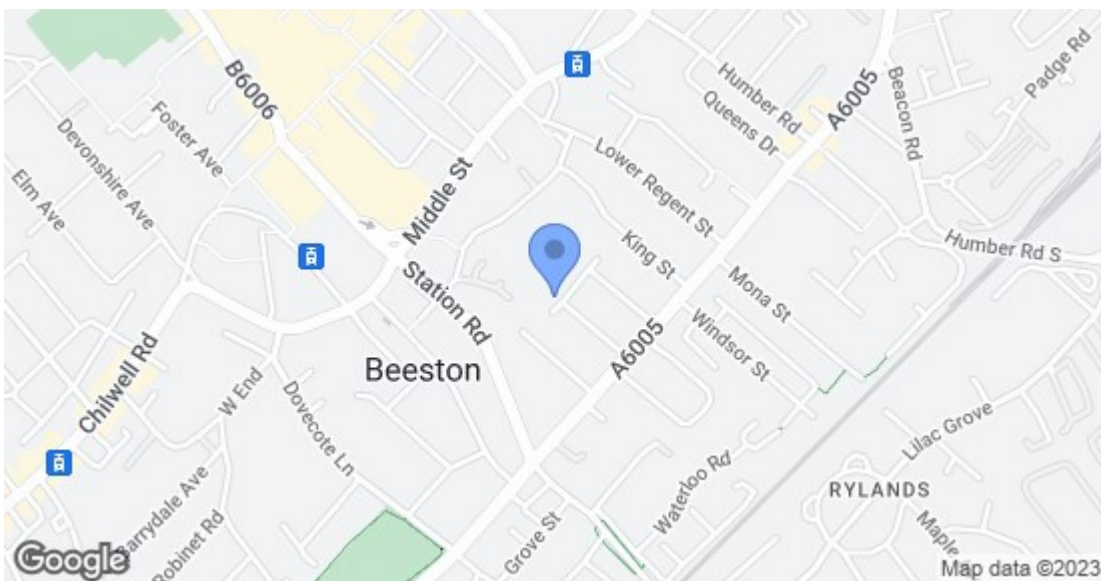
### Outside

To the front of the property you will find a small garden with gated side access leading to the generous privately enclosed rear garden which includes a patio with lawn beyond, mature shrubs, useful storage shed, green house and fence boundaries.

### Council Tax Band

Broxtowe Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.