Robert Ellis

look no further. . .







Grenville Road,
Beeston Rylands, Nottingham
NG9 1LN

£220,000 Freehold

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An extended three bedroom, mid-terrace property.

Situated just a short walk 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.

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

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

Outside to the front is a paved gated garden. The enclosed rear is primarily paved keeping it low maintenance with an AstroTurf section.

With the benefit of double glazing throughout and gas central heating this property is well worthy of an early internal viewing.





Entrance Hall
UPVC double glazed door through to a carpeted entrance space.

Living Room
12'2" x 11'10" (3.72 x 3.63)
Carpeted reception room, with radiator, gas fire and UPVC double glazed window to the front aspect.

Kitchen
10'3" x 16'8" (3.14 x 5.10)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer. Space and fittings for freestanding appliances to include gas cooker, washing machine, fridge and freezer. UPVC double glazed window and door to the rear garden.

Downstairs Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower tap fitting, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

First Floor Landing
Access to the loft hatch.

Bedroom One
15'5" x 11'11" (4.70 x 3.64)
Carpeted bedroom, with electic heater, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
7'2" x 9'1" (2.20 x 2.79)
Carpeted bedroom, with fitted wardrobe and UPVC double glazed window to the rear aspect.

Bedroom Three
2.42 x 1.94
Carpeted bedroom, with fitted storage cupboard and UPVC double glazed window to the front aspect.

Outside
Outside the property has a walled frontage with a paved footpath to the front door. The rear is then primarily paved with some astroturph and mature shrub's.

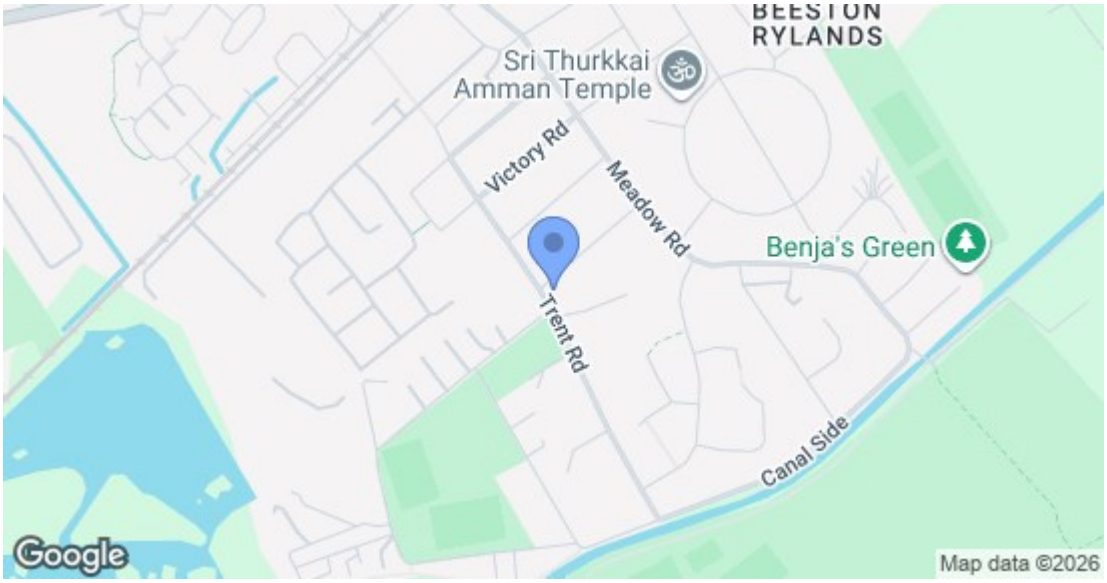
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property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

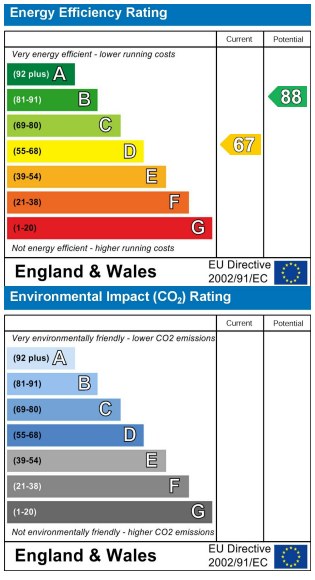
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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











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