Robert Ellis

look no further...

Lower Regent Street,
Beeston, Nottingham
NG9 2DD

£185,000 Freehold

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A well proportioned three double bedroom mid-terrace house.

Situated in this popular and convenient residential location within walking distance of a range of local shops and amenities including schools, transport links, The University of Nottingham, The Queens Medical Centre and Beeston Town Centre this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals, families and investors.

In brief the internal accommodation which is split over three floors comprises; entrance hall, lounge, dining room and kitchen to the ground floor with two good sized double bedrooms and bathroom to the first floor and a further double bedroom to the third floor.

Outside the property has gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, gravel boarders, mature shrubs and two brick built out buildings.

Offered to the market with the benefit of ready to move in condition, light and airy versatile living space and chain free vacant possession. This property is well worthy of an early internal viewing.

Entrance Hall
Entrance door to front, useful under stair storage cupboard and doors to the dining room and lounge.

Lounge
12'7" x 12'3" (3.86m x 3.75m)
A carpeted room with UPVC double glazed bay window to the front and radiator.

Dining Room
12'2" x 11'10" (3.72m x 3.63m)
A Carpeted room with radiator, UPVC double glazed window to the rear, stairs to first floor and door leading into the kitchen.

Kitchen
8'0" x 6'5" (2.44m x 1.97m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, integrated fridge and washing machine, laminate flooring, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing
With radiator, stairs leading to the second floor and doors leading into the bathroom and two bedrooms.

Bedroom One
12'4" x 12'3" (3.76m x 3.74m)
A carpeted double bedroom with useful built in storage cupboard, radiator and UPVC double glazed window to the front.

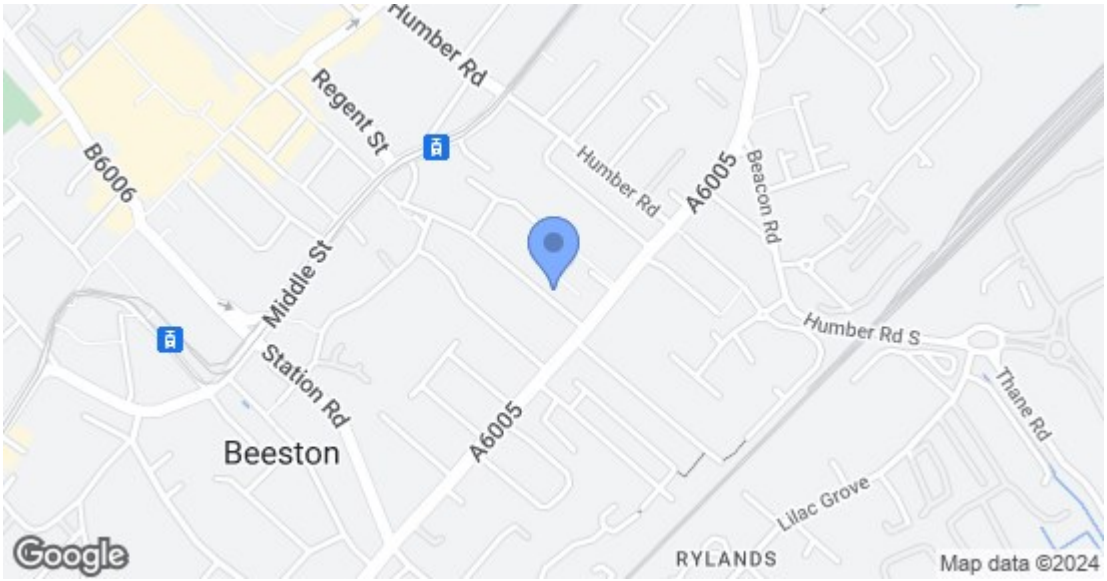
Bedroom Two
11'2" x 9'6" (3.41m x 2.92m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

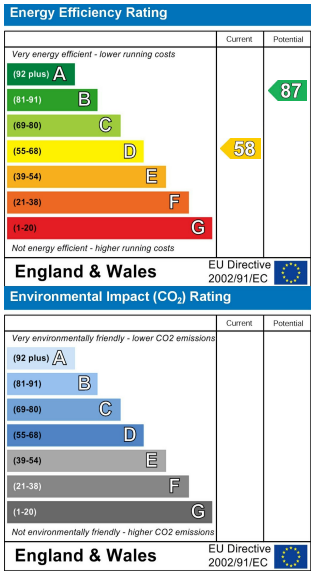
Bathroom
Incorporating a three suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled flooring, radiator, Velux window, UPVC double glazed window to the side and a small storage cupboard housing the Baxi combination boiler.

Bedroom Three
16'2" x 11'11" (4.93m x 3.64m)
With Stairs rising from the first floor landing, carpet flooring, radiator, UPVC double glazed window to the front and built in eaves storage cupboards.

Outside
Outside the property has gated side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, gravel boarders, mature shrubs and two brick built out buildings.

Council Tax Band
Broxtowe Borough Council Band B





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.

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