Robert Ellis

look no further...

Derby Street,
Beeston, Nottingham
NG9 2LG

£250,000 Freehold

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A two bedroom mid-terraced house, with additional loft room situated within walking distance of Beeston High Street. Offering a modern living space this property would make an ideal purchase for a wide range of buyers including first time buyers, young families or investors looking to add to their portfolio.

Being conveniently placed just off Beeston High Street and ideally placed for a range of local amenities including shops, bars, restaurants and Nottingham University. The property provides easy access to bus and tram links in and around the city and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Living room, dining room, kitchen and shower room to the ground floor. Rising to the first floor are two double bedrooms and access to the loft room, currently used as a bedroom.

The property benefits from a low maintenance gated pebbled forecourt with hedge. To the rear is a pebbled garden with fenced boundaries.

An early viewing comes highly recommended.

Living Room
11'9" x 11'9" (3.60 x 3.60)
An entrance door leads through to living room with wooden flooring, radiator, open feature fireplace, two storage cupboards and double glazed sash windows to the front aspect.

Dining Room
11'9" x 11'9" (3.60 x 3.60)
With wooden flooring, radiator, access to under stairs storage cupboard and double glazed window to the rear aspect.

Kitchen
With a range of base and draw units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding gas hob, washing machine and fridge freezer. Double glazed window and door to the side passage.

Shower Room
Incorporating a three piece suite comprising, shower cubicle with mains power shower, wash hand basin and WC.

First Floor Landing

Bedroom One
11'9" x 11'9" (3.60 x 3.60)
With wooden flooring, radiator and double glazed sash window to the front aspect.

Bedroom Two
11'9" x 7'10" (3.60 x 2.40)
With wooden flooring, radiator, access to under stairs storage cupboard and double glazed sash window to the rear aspect.

Loft Room
24'1" x 11'9" (7.36 x 3.60)
With radiator and two double glazed Velux windows to the rear.

Outside
To the front of the property is a low maintenance gated, pebbled forecourt with hedge. To the rear is a pebbled garden with fenced boundaries.

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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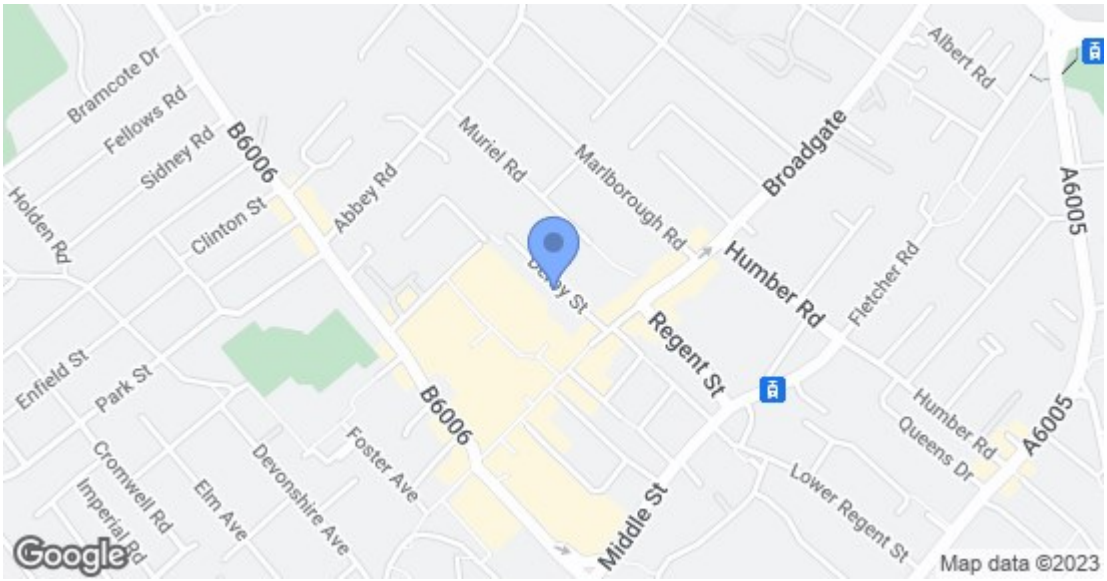

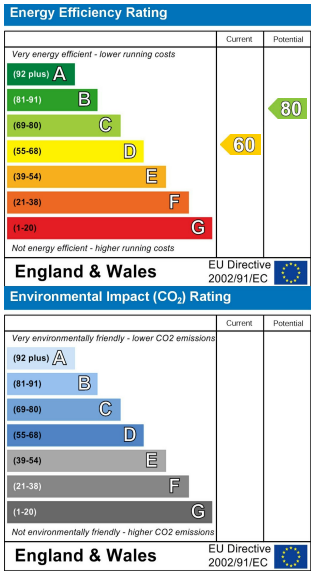

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