Robert Ellis

look no further...

Gladstone Street,
Beeston, Nottingham
NG9 1FP

£300,000 Freehold

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A Beautifully Presented Three Double Bedroom Victorian End Terrace House

Located in this sought after and convenient residential location within walking distance of a variety of local shops and amenities including schools, transport links and Beeston town centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

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

Outside the property benefits from a low maintenance courtyard style garden which includes a patio, stocked borders, mature shrubs and a useful brick built storage area.

Offered to the market with the benefit of gas central heating and double glazing and ready to move in condition, this great property is well worthy of an internal viewing in order to be fully appreciated.

Entrance Hall
Front door, stairs to the first floor, large understairs storage cupboard and doors to:

Lounge
13'8" x 13'2" approx (4.19m x 4.02m approx)
With an open coal fire with gas supply, tiled surround and hearth and Adam style mantle, two radiators, five double glazed sash style windows.

Dining Room
15'3" x 12'3" approx (4.65m x 3.75m approx)
With wooden flooring, radiator, gas fire, two double glazed sash style windows to the side, further double glazed sash style window to the rear, useful built-in storage cupboard and door to:

Kitchen
8'11" x 8'4" approx (2.73m x 2.56m approx)
With a range of wall, base and drawer units, work surface, 1½ bowl sink and drainer with a mixer tap, tiled splashbacks, integrated electric oven with gas hob and extractor fan over, plumbing for a washing machine and dishwasher, space for a fridge freezer, double glazed window to the rear, radiator and door to the side.

First Floor Landing
With two radiators, two double glazed windows to the side, stairs to the second floor and doors to:

Bedroom 1
13'9" x 12'6" approx (4.2m x 3.82m approx)
Carpeted double bedroom with three double glazed sash style windows and a radiator.

Bedroom 2
12'3" x 10'6" approx (3.75m x 3.21m approx)
Carpeted double bedroom with a double glazed sash style window to the rear and a radiator.

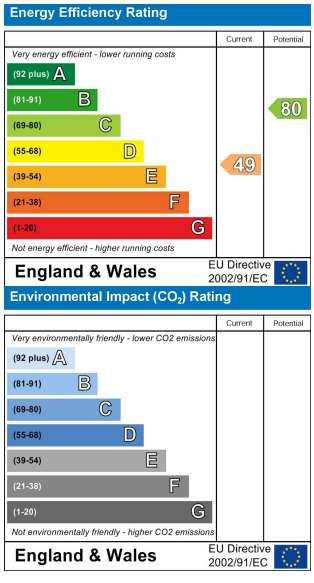
Bathroom
Incorporating a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and w.c., tiled splashbacks, radiator, useful storage cupboard and double glazed window to the side.

Second Floor Landing
With a door leading to:

Bedroom 3
13'5" x 9'10" approx (4.09m x 3.02m approx)
Carpeted double bedroom with a double glazed sash window and a radiator.

Outside
Outside the property benefits from a low maintenance courtyard style garden which includes a patio, stocked borders, mature shrubs and a useful brick built storage area.

Council Tax
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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