Robert Ellis

look no further...

Westward Avenue,
Beeston, Nottingham
NG9 1HY

£285,000 Freehold

0115 922 0888

/robertellisestateagent

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A well-presented, two-bedroom bungalow with a conservatory to the rear.

Occupying an enviable position, tucked away in a peaceful location, yet within walking distance of Beeston Town Centre, Train Station and Tram, this excellent bungalow is a rare opportunity.

In brief the internal accommodation comprises: an open plan kitchen diner, lounge, two bedrooms, shower room and conservatory.

Outside the property has a low maintenance garden to the front with paving and borders, a drive to the side with the garage beyond, and to the rear there is an enclosed garden.

Available to the market with the benefit of chain free vacant possession, this ready to move into property is well worthy of viewing.

UPVC double glazed entrance door with flanking window leads to kitchen diner.

Kitchen Diner
15'6" x 8'11" (4.73m x 2.73m)
Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, inset gas hob with extractor above, inset electric oven below, plumbing for a washing machine, UPVC double glazed window and concealed 'Worcester' boiler.

Lounge Diner
20'0" x 10'11" (6.11m x 3.34m)
Two UPVC double glazed, two radiators and a inset electric fire.

Inner Hallway
With radiator.

Bedroom One
12'10" x 8'0" (3.93m x 2.46m)
UPVC double glazed window and radiator.

Bedroom Two
8'11" x 8'9" (2.72m x 2.69m)
UPVC double glazed window and radiator.

Shower Room
With modern fixtures in white comprising: low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail and extractor fan.

Conservatory
9'8" x 10'2" (2.97m x 3.10m)
UPVC double glazed window and patio doors to the garden.

Outside
To the front the property has an established garden with paving and stocked borders and a gravelled area. A drive runs along side of the property with the garage beyond and an outside tap. To the rear the property has an enclosed garden with borders and grass.

Garage
18'0" x 10'1" (5.50m x 3.08m)
Remote controlled electric up and over door to the front, window and pedestrian door to the side, light and power.

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.

GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.

TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.

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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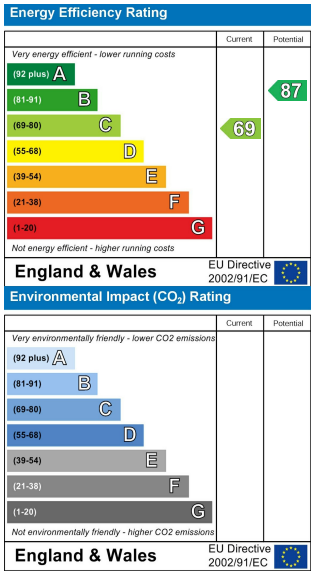

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888