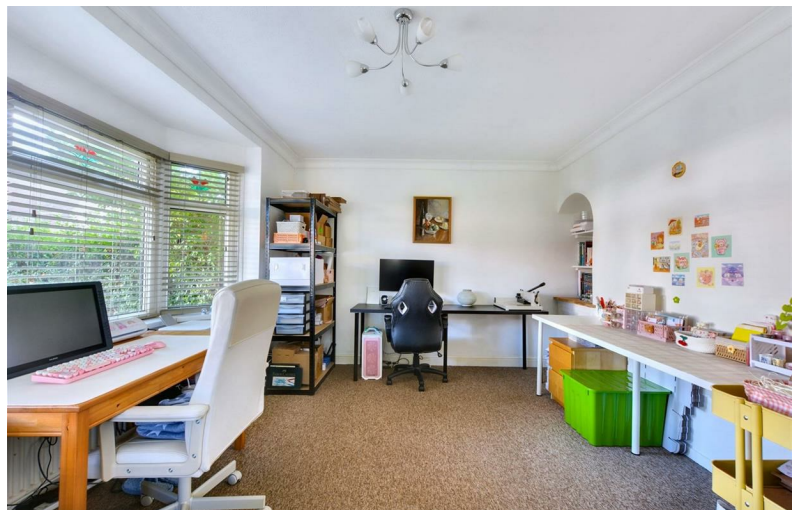




Dennis Avenue,
Beeston, Nottingham
NG9 2RE

£260,000 Freehold



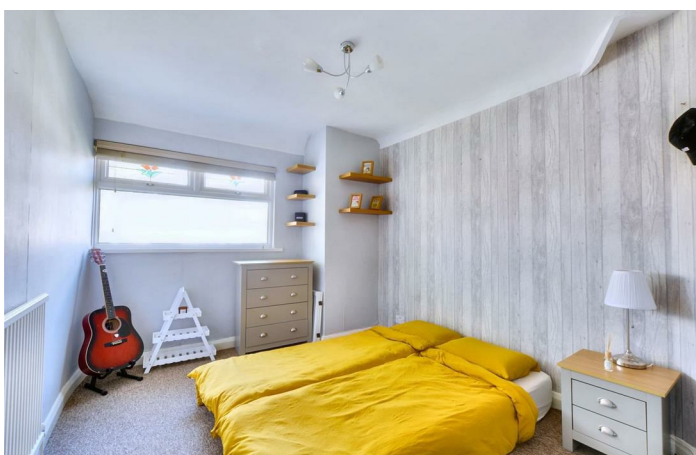
A bay fronted, three-bedroom, semi-detached house with a garage.

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

In brief the internal accommodation comprises: entrance hall, lounge, dining room, kitchen and WC to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property you will find a blocked paved driveway, offering off road parking, and gated side access leading to the private and enclosed rear garden which includes: a blocked paved patio overlooking the lawn beyond and fence boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating, and no upward chain, this great property is well worthy of an early internal viewing.



Entrance Hall

Entrance door, radiator, stairs to the first floor landing and doors to the kitchen, dining room and lounge.

Lounge

16'1" x 10'4" (4.92m x 3.16m)

A carpeted reception room with radiator, UPVC double glazed bay window to the front, UPVC double glazed window to the side, and built in storage cupboard and shelving in the alcove.

Dining Room

12'0" x 10'10" (3.66m x 3.32m)

With wooden flooring, UPVC double glazed window to the rear and radiator.

Kitchen

11'3" x 8'10" (3.43m x 2.7m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, free-standing electric cooker and hob, plumbing for a washing machine and tumble dryer, tiled splashbacks, UPVC double glazed window to the rear, radiator, UPVC double glazed door to the side and door to the WC.

Downstairs WC

Fitted with a low level WC, corner wash hand basin, window to the side and vinyl flooring.

First Floor Landing

UPVC double glazed window to the side, loft hatch, two large storage cupboards, and doors to the bathroom and three bedrooms.

Bedroom One

11'5" x 11'2" (3.48m x 3.41m)

With laminate flooring, UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom Two

13'10" x 9'5" (4.23m x 2.88m)

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Three

9'8" x 6'5" (2.96m x 1.98m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom

Incorporating a three piece suite comprising: L-shaped bath mains controlled shower over, wash hand basin inset to vanity unit, low level WC, heated towel rail, radiator, tiled splashbacks, UPVC double glazed window to the rear and spotlights to ceiling.

Outside

To the front of the property you will find a blocked paved driveway, offering off road parking, and gated side access leading to the private and enclosed rear garden which includes: a blocked paved patio overlooking the lawn beyond and fence boundaries.

Single Garage

With double doors to the front and window to the side.

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

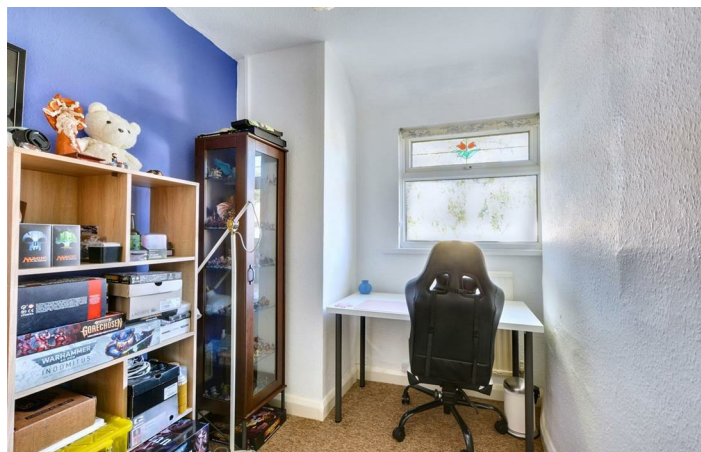
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

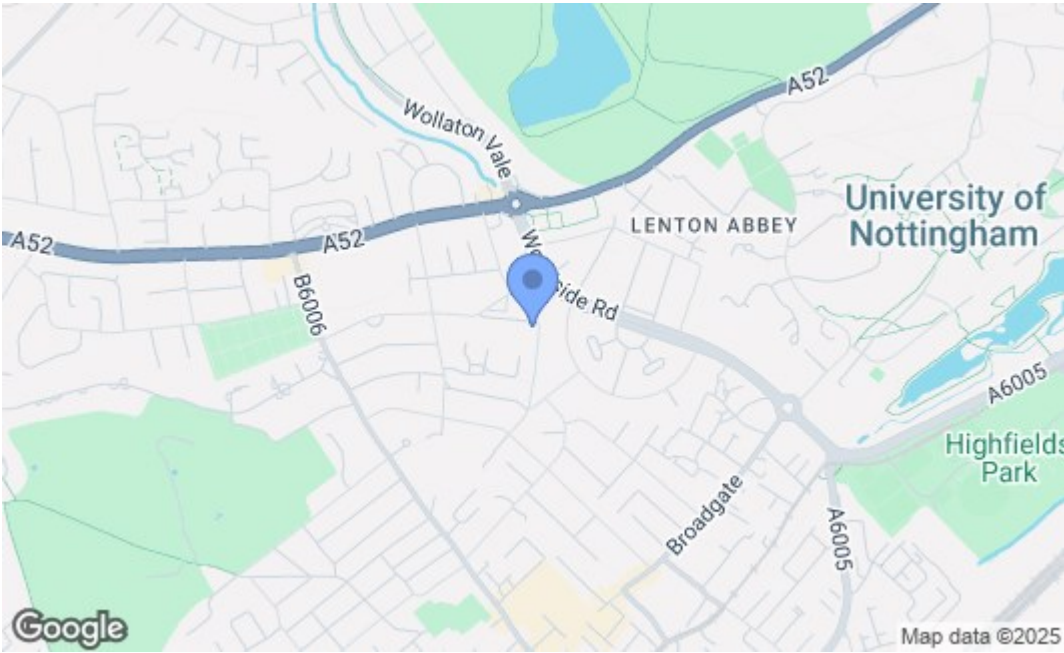
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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