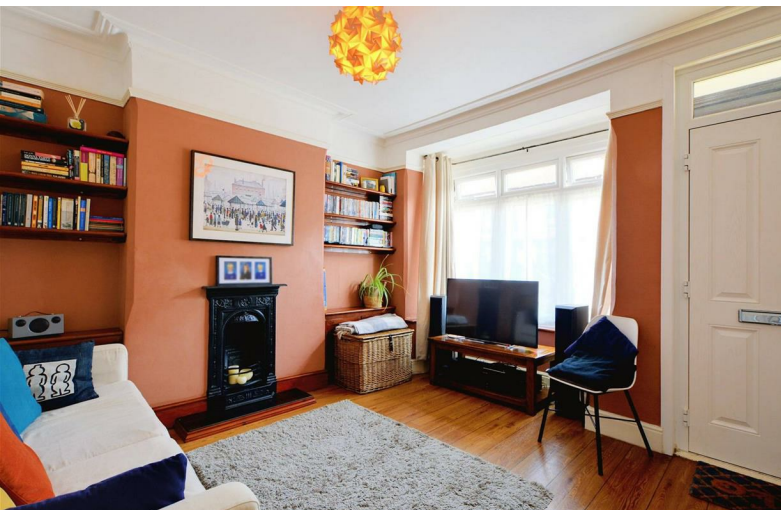


# Robert Ellis

*look no further...*



Alexandra Crescent,  
Beeston, Nottingham  
NG9 2BQ

**£260,000 Freehold**

0115 922 0888



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The property is the ideal purchase for a large variety of buyers including first time buyers, young families or anyone looking to add to a buy to let portfolio.

The property is situated within walking distance to Beeston High Street and therefore has the advantage of a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Living room, dining room and kitchen to the ground floor. Rising to the first floor are two double bedrooms and family bathroom. Then on the top floor is a further double bedroom.

To the front of the property is small garden with a walled boundary and footpath with side access to the rear garden. Here is a primarily lawned garden with space for two sheds to the very bottom.

This property is bright and airy and is well worthy of an early internal viewing.



### Living Room

12'0" x 13'9" approx (3.68m x 4.21m approx)

Composite door through to the living room. LVT flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

12'1" x 12'4" approx (3.69m x 3.76m approx)

LVT flooring, with radiator, access to under stairs storage cupboard and UPVC double glazed windows to the rear and side aspects.

### Kitchen

6'9" x 9'6" approx (2.08m x 2.91m approx)

Wall, base and draw units with work surfaces over, inset one and a half bowl sink with drainer. Space and fittings for freestanding cooker, integrated fridge freezer and dishwasher. composite door to the rear garden.

### Outdoor Coal House

Currently used as a utility space and with space and fittings for freestanding appliances to include washing machine and dryer.

### First Floor Landing

With doors to:

#### Bedroom 1

12'0" x 11'5" approx (3.68m x 3.48m approx)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

#### Bedroom 2

8'5" x 9'11" approx (2.57m x 3.04m approx)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Four piece suite to include freestanding bath, walk in mains powered shower, wash hand basin and WC.

### Second Floor

#### Bedroom 3

12'0" x 16'5" approx (3.67m x 5.02m approx)

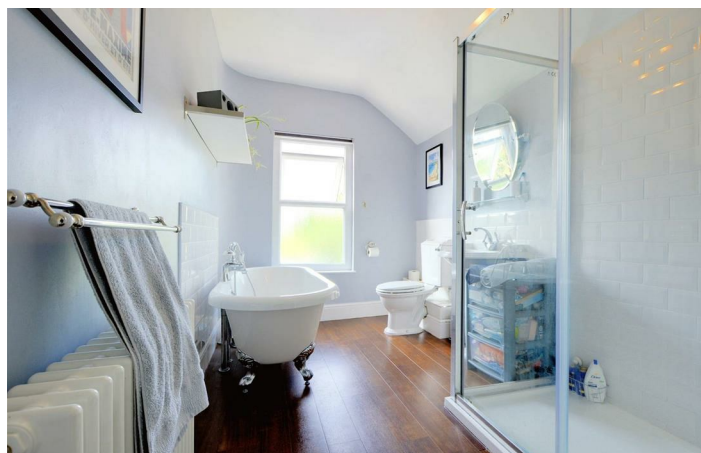
Carpeted room, with radiator, two Velux windows to the rear and one Velux window to the front.

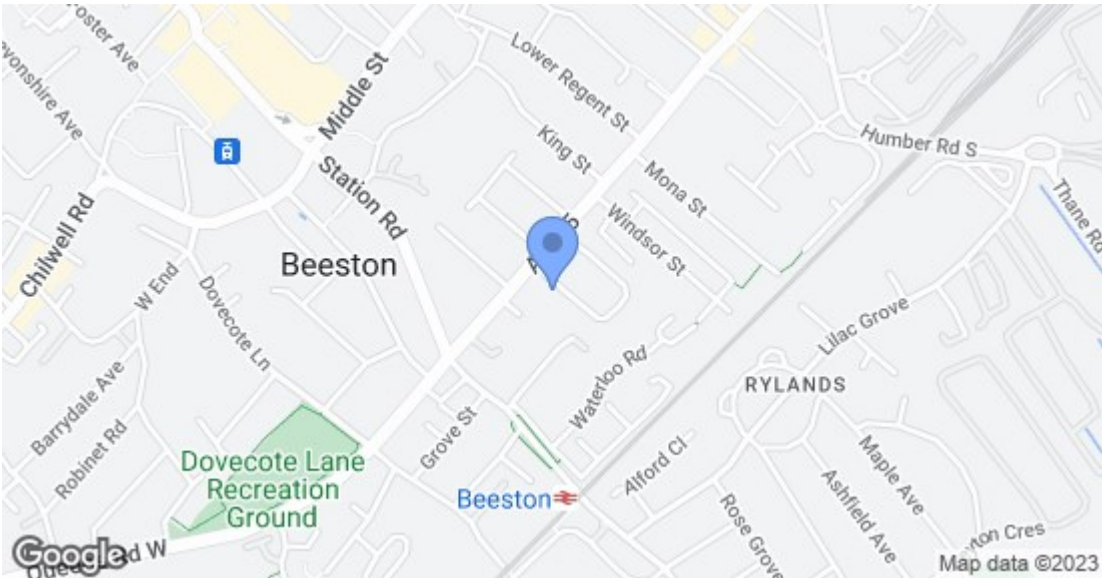
### Outside

To the front of the property is small garden with a walled boundary and footpath with side access to the rear garden. Here is a primarily lawned garden with space for two sheds to the very bottom.

### Council Tax

Broxtowe Borough Council Band B





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.