Robert Ellis

*look no further...*

City Road,
Beeston, Nottingham
NG9 2LQ

**£230,000 Freehold**

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A two bedroom mid terrace property in central Beeston.

Situated just off the high street, you are positioned within a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance porch, living room, dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a paved garden with fenced frontage. The rear is then pebbled with a decked seating area.

With the benefit of gas central heating and UPVC double glazed windows throughout, this property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to the porch, with secondary door to the living room.

Living Room
12'0" x 11'10" (3.68m x 3.63m)
A carpeted room, with radiator, cast iron original fireplace with fitted shelving in the chimney alcoves and UPVC double glazed window to the front aspect.

Dining Room
12'0" x 11'11" (3.68m x 3.64m )
A carpeted room, with radiator, cast iron primal fireplace, access to under stairs storage cupboard and UPVC double glazed window to the rear aspect.

Kitchen
17'1" x 6'11" (5.21m x 2.13m )
A range of wall and base units with work surfacing over, tiled splashbacks, one and half bowl sink with mixer tap, inset gas hob and electric oven. Space and fittings for freestanding appliances to include washing machine, fridge, freezer and dishwasher. UPVC double glazed windows to the side and rear aspect and door to the garden.

First Floor Landing
Access to the loft hatch.

Bedroom One
11'11" x 11'6" (3.65m x 3.53m )
A carpeted room, with radiator and UPVC double glazed window to the front aspect.

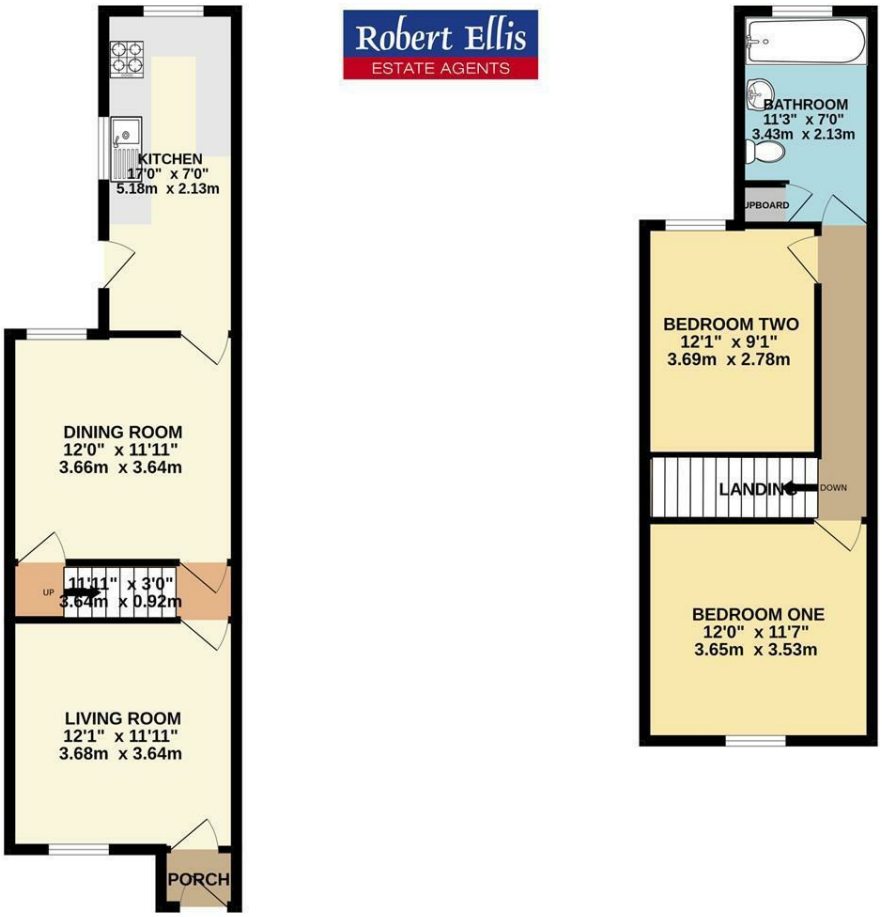
Bedroom Two
12'1" x 9'0" (3.69m x 2.75m )
A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

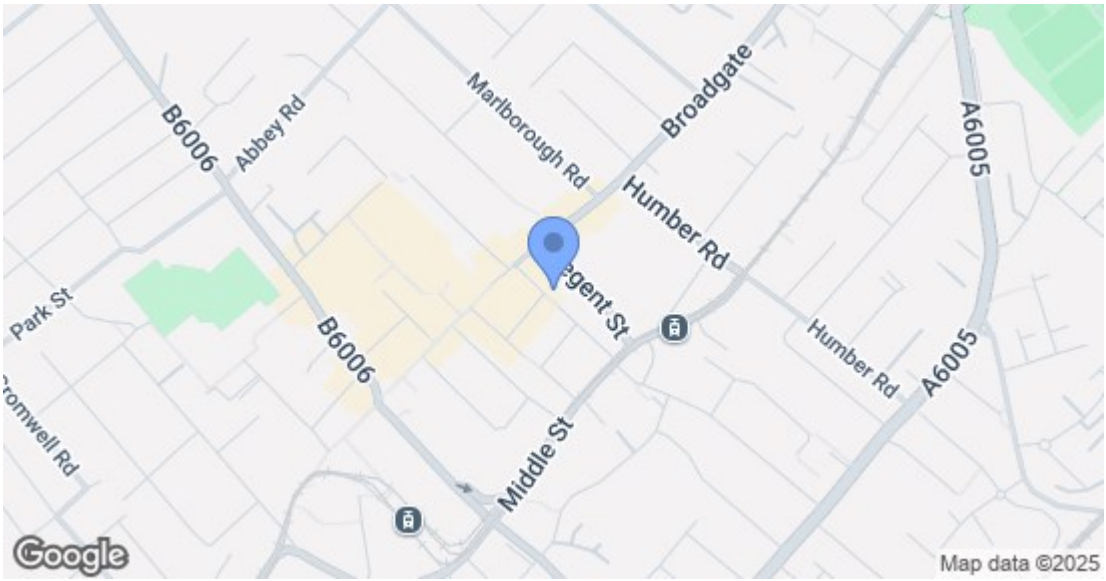
Bathroom
Incorporating a three-piece suite comprising low flush WC, wash hand basin, bath with shower above and glass shower screen, fully tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and cupboard housing combination boiler that was fitted in December 2023.

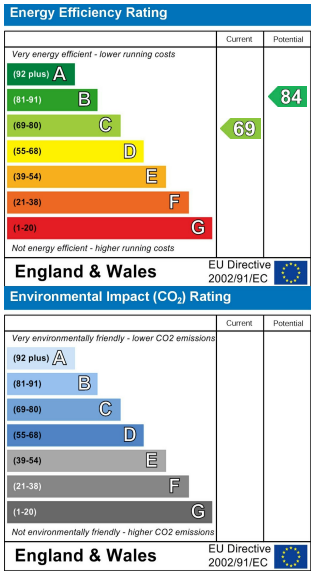
Outside
To the front is a paved garden with fenced frontage. The rear is the enclosed and pebbled with a decked seating area and flower pots.

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: Water company access to main water pipe in the rear garden.
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.

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