Robert Ellis

look no further...

Clarkson Drive,
Beeston, Nottingham
NG9 2WA

£230,000 Freehold

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A beautifully presented three bedroom mid-terrace house.

Situated in this popular and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, The University of Nottingham, Boots head office, The Queens Medical Centre and Beeston Town Centre, this fantastic property is considered in 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 with an opening to the kitchen and a lounge diner to the ground floor with three bedrooms and a family bathroom to the first floor.

To the front of the property you will find a designated parking space, storage cupboard housing the combination boiler and gated access to the private and enclosed rear garden which includes a patio and gravelled area over looking the artificial lawn, a range of stocked beds, mature shrubs, a useful summer house and fence boundaries.

Having been upgraded and modernised throughout by the current vendors this great property is offered to the market with the benefit of a range of modern fixtures and fittings, UPVC double glazing and gas central heating throughout and ready to move in condition which truly must be viewed in order to be fully appreciated.

Entrance Hallway
UPVC double glazed entrance door, stairs leading to the first floor, radiator, door to the lounge diner and opening into the kitchen.

Kitchen
10'0" x 8'1" (3.06m x 2.47m)
With a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob above and air filter over, plumbing for a washing machine and dishwasher, space for a fridge and freezer, breakfast bar, parquet style flooring, tiled splashbacks and UPVC double glazed window to the front.

Lounge Diner
16'1" x 13'10" (4.91m x 4.24m)
A carpeted room with a electric fire, two radiators, spacious under stairs storage cupboard and UPVC double glazed sliding patio doors to the rear.

First Floor Landing
Loft hatch with drop down ladder leading to the 4.5m wide boarded loft space and doors to the bathroom and three bedrooms.

Bedroom One
14'2" x 8'4" (4.33m x 2.56m)
A carpeted double bedroom with brand new Sharps fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two
10'6" x7'6" (3.21m x2.3m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

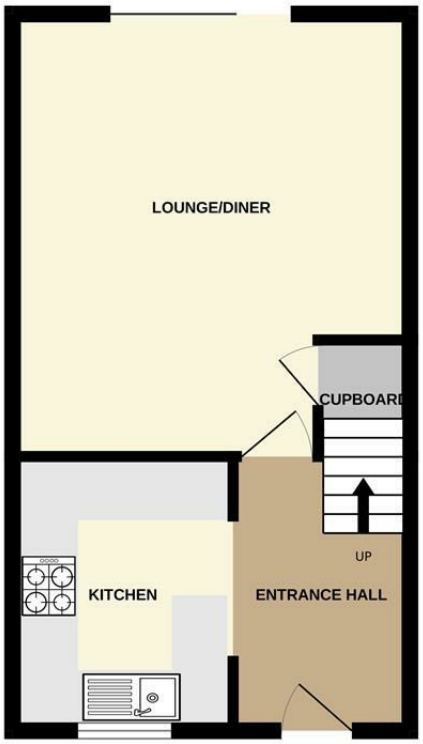
Bedroom Three
7'2" x 6'5" (2.19m x 1.97m)
A carpeted bedroom with built in shelving, UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath, corner shower with mounted rainfall style shower and shower hand set, low level WC, wash hand basin inset to vanity unit, parquet style flooring, complementary tiling to the walls, spot lights to ceiling, wall mounted heated towel rail and extractor fan.

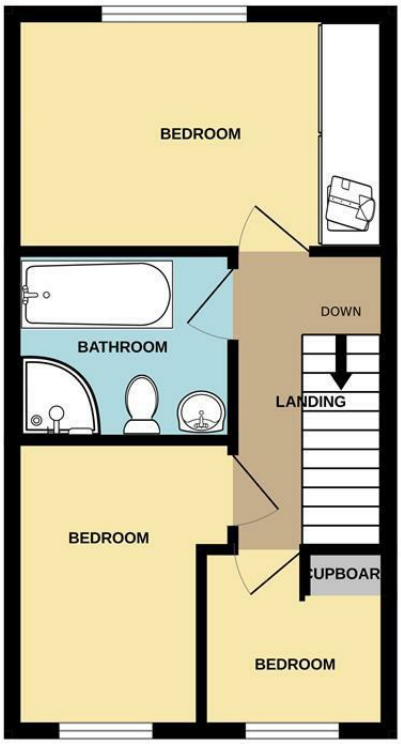
Outside
To the front of the property you will find a designated parking space, storage cupboard housing the combination boiler and gated access to the private and enclosed rear garden which includes a patio and gravelled area over looking the artificial lawn, a range of stocked beds, mature shrubs, a useful summer house and fence boundaries.

Service Charge
Please note that there is an annual service of approximately £340. This charge is for exterior maintenance only.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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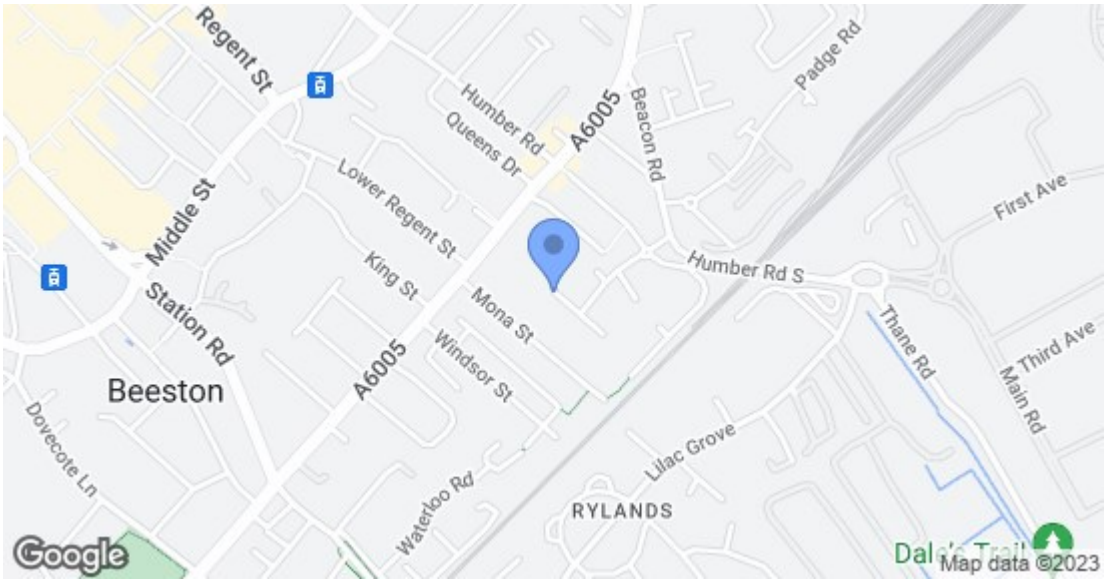

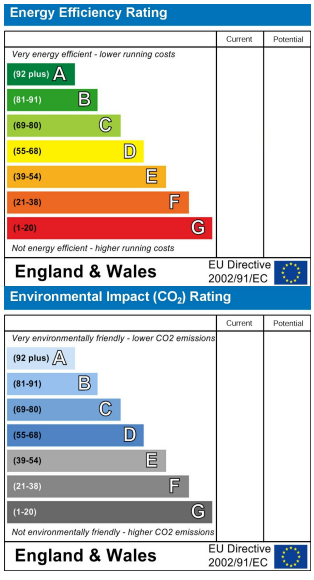

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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