Robert Ellis

look no further...

Westward Avenue,
Beeston, Nottingham
NG9 1HY

£275,000 Freehold

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An extended and particularly energy efficient two bedroom detached bungalow.

Benefiting from an air source heat pump, solar panels and a good level of insulation throughout, this excellent property displays great potential for an incoming purchaser to upgrade and re-model to their taste and requirements and is offered to the market with the benefit of chain free vacant possession.

In brief, the internal accommodation comprises: Entrance porch, open plan L shaped living/diner, kitchen, rear hallway with utility, inner hallway, two double bedrooms and a shower room.

Outside the property has a landscaped and easily managed garden with paving and stocked borders, a driveway providing car standing with a useful store beyond.

Tucked away in a sought after and central Beeston location convenient for the tram and a range of local shops and other facilities, this property is a rare opportunity well worthy of viewing.

Entrance Porch
A UPVC double glazed entrance door leads to porch with secondary UPVC double glazed door with flanking window leading to the sitting room.

Sitting Room
20'9" x 10'10" (6.33 x 3.32)
With two UPVC double glazed windows, two radiators and a wall mounted gas fire.

Dining Area
9'4" x 6'3" (2.87 x 1.93)
With UPVC double glazed window and radiator.

Kitchen
19'3" x 6'0" (5.89 x 1.84)
With fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, induction hob with extractor above and electric oven and grill below, further appliance space, UPVC double glazed window and radiator.

Rear Hallway
With UPVC double glazed doors and tiled flooring.

Utility Cupboard
5'10" x 2'11" (1.78 x 0.91)
With plumbing for a washing machine.

Bedroom One
14'4" x 10'0" (4.39 x 3.05)
With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two
12'7" x 11'10" (3.85 x 3.63)
With UPVC double glazed window, radiator and fitted wardrobes.

Shower Room
With fitments in white comprising WC, pedestal wash hand basin, shower cubicle with mains controlled shower over, fully tiled walls, wall mounted heated towel rail, radiator, UPVC double glazed window and extractor fan.

Outside
To the front the property is approached via an electric remote controlled gate to the driveway providing car standing with a power point and useful store beyond. The front is landscaped with maintenance in mind with paving and stocked borders and gated access along the side of the property. To the rear the property has an enclosed garden with paving, stock borders and an outside tap.

Store
16'2" x 7'3" (4.95 x 2.23)
With UPVC double glazed pedestrian door to the front, light and power.

GROUND FLOOR

2 WESTWARD AVENUE, BEESTON, NG9 1HY

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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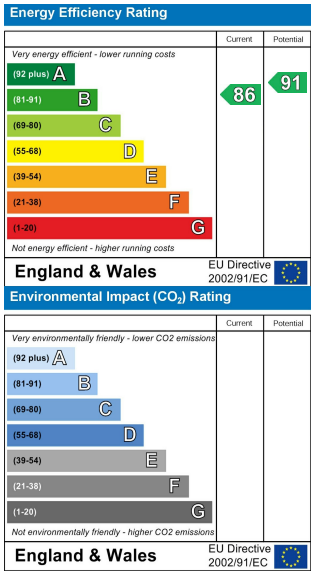

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