



Beech Avenue,
Beeston Rylands, Nottingham
NG9 1QH

£280,000 Freehold



An immaculately presented traditional bay fronted three bedroom semi-detached house.

Situated in this popular and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Marina and Boots head office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, kitchen, dining room and lounge to the ground floor with three good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a small gravelled area and a concrete driveway with gated side access leading to the rear garden which includes a patio area to the side and to the rear of the garden is a generous lawned area, a gravelled area, mature trees and shrubs, a large storage shed and fenced boundaries.

Having been extensively renovated and upgraded by the current vendors, this amazing property is offered to the market with the benefit of a light and airy, modern and contemporary interior, a versatile living space and gas central heating and double glazing throughout as well as chain free vacant possession. An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

With a UPVC double glazed front door with flanking windows, tiled flooring, radiator, stairs to the first floor, useful under stairs storage cupboard and a door to the kitchen.

Kitchen

14'10" x 5'3" (4.53 x 1.62)

With a range of modern wall, base and drawer units in grey, worksurfaces, sink with drainer and mixer tap, tiled flooring and walls, space for a cooker with air filter over, plumbing for a washing machine and dishwasher, space for a fridge freezer, wall mounted Baxi combination boiler, UPVC double glazed window to the rear, radiator, UPVC double glazed door to the side and door to the dining room.

Dining Room

13'7" x 10'2" (4.15 x 3.10)

With tiled flooring, UPVC double glazed door with flanking windows to the rear, radiator and French doors leading to the lounge.

Lounge

10'11" x 10'2" (3.35 x 3.11)

With tiled flooring, UPVC double glazed bay window to the front and radiator.

First Floor Landing

With a UPVC double glazed window to the side, loft hatch with drop down ladder leading to the boarded and carpeted loft space and doors to the bathroom and three bedrooms.

Bedroom One

13'8" x 10'1" (4.18 x 3.08)

Carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Two

11'0" x 7'10" (3.36 x 2.39)

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

Bedroom Three

7'11" x 7'11" (2.43 x 2.43)

With laminate flooring, UPVC double glazed window to the front and radiator.

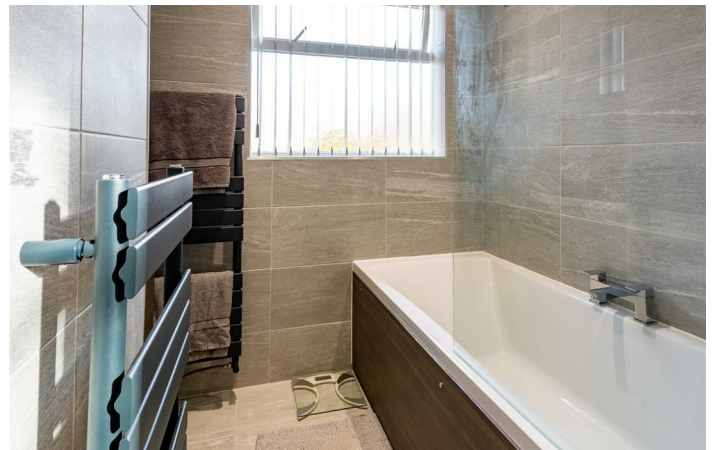
Bathroom

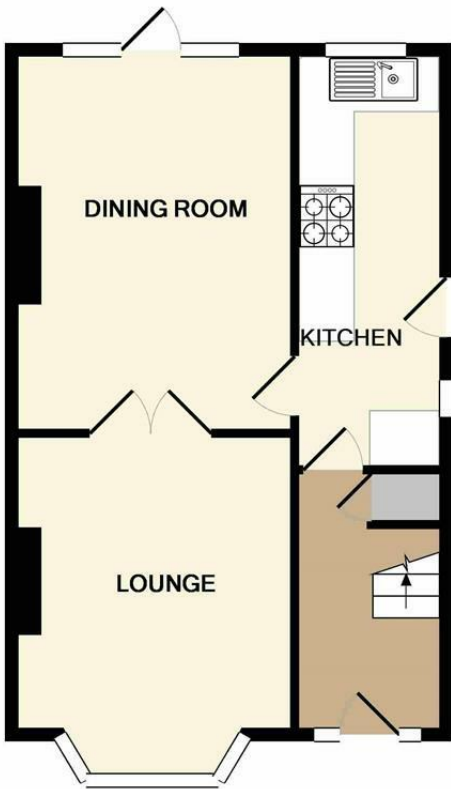
9'10" x 5'3" (3.01 x 1.62)

Incorporating a three piece suite comprising panelled bath with mains controlled shower over, wash hand basin inset to vanity unit, WC, contemporary grey tiled flooring and walls. two heated towel rails, UPVC double glazed windows to the rear and side, extractor fan, spotlights and a wall mounted vanity unit.

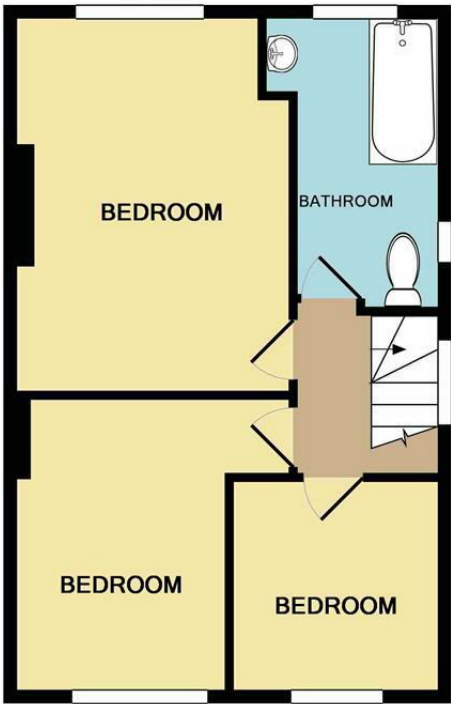
Outside

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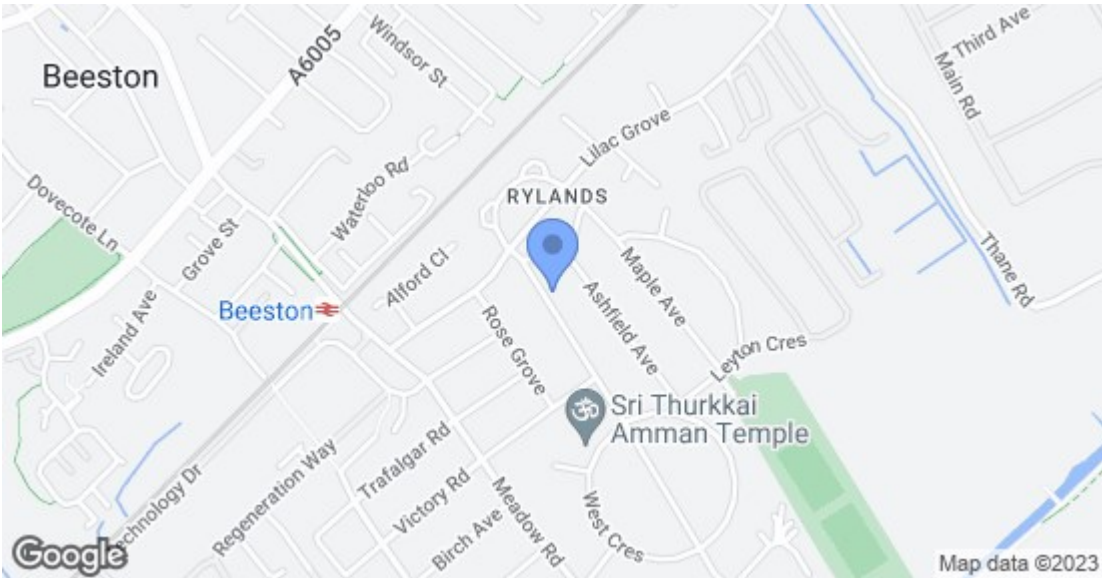
GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)





1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

9 BEECH AVENUE, BEESTON RYLANDS
TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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