Robert Ellis

look no further...

Abbey Road,
Beeston, Nottingham
NG9 2HP

£295,000 Freehold

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A well presented and proportioned traditional three bedroom semi-detached house with a conservatory to the rear.

Occupying an established and sought-after residential location, convenient to Beeston town centre, a range of local parks and excellent transport links such as the A52 and M1.

In brief the generous and versatile interior comprises; entrance hall, sitting room, study, kitchen and conservatory to the ground floor, rising to the first floor are two good sized double bedrooms, a further single bedroom and bathroom and the property also benefits from a useful boarded attic space with power and Velux window.

Outside the property has a double drive to the front providing car standing with a primarily lawned garden, and to the rear there is an enclosed low maintenance garden with lawn, patio and useful brick stores.

Considered ideal for the needs of a growing family, though likely to appeal to a variety of potential purchasers, this excellent property is available to the market with the benefit of chain free vacant possession.

Entrance Hall
Composite double glazed entrance door, radiator, under stairs cupboard, stairs leading to the first floor and UPVC double glazed window to the side.

Sitting Room
14'10" x 9'9" increasing to 11'4" (4.54m x 2.99m increasing to 3.46m)
UPVC double glazed window, radiator and fuel effect electric fire.

Study (Formerly Dining Room)
8'11" x 8'3" (2.72m x 2.52m)
UPVC double glazed window and radiator.

Kitchen
11'9" x 9'8" maximum overall measurements (3.60m x 2.95m maximum overall measurements)
A range of fitted wall and base units, work surfacing with tiled splashback, Belling range style cooker with gas hobs and electric ovens below and air filter above, one and half bowl sink and drainer unit with mixer tap, plumbing for washing machine, further appliance space, plumbing for a dishwasher, tiled flooring, two UPVC double glazed windows and useful walk in storage cupboard with UPVC double glazed window and Worcester boiler.

Conservatory
12'5" x 9'6" (3.81m x 2.91m)
UPVC double glazed windows, radiator, tiled flooring with underfloor heating and UPVC double glazed door to side and UPVC double glazed French doors to the rear.

First Floor Landing
UPVC double glazed window, stairs rising from the ground floor and loft hatch with a retractable ladder to the boarded loft space.

Bedroom One
11'7" x 11'5" (3.54m x 3.50)
UPVC double glazed window, radiator and storage cupboard.

Bedroom Two
12'11" x 8'2" (3.95m x 2.51m)
UPVC double glazed window, radiator and recessed wardrobe.

Bedroom Three
9'4" x 8'4" (2.85m x 2.56m)
UPVC double glazed window, radiator and fitted cupboard.

Bathroom
7'9" x 5'2" (2.38m x 1.60m)
Fitted with a three piece suite comprising; low level WC, wash hand basin inset to vanity unit with shaver point, panelled bath with mains controls shower over, fully tiled walls, vinyl flooring, wall mounted heated towel rail, inset ceiling spot lights and obscure UPVC double glazed window.

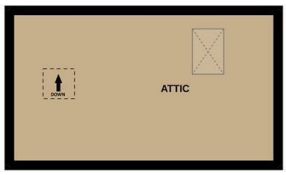
Attic
16'5" x 9'6" (5.02m x 2.90m)
Velux window, radiator and storage cupboards.

Outside
To the front the property has a blocked paved double drive and path to the front door and a primarily lawned garden. Gated access leads to the side and rear garden which features a patio, outside tap, gravelled area, two useful brick stores, lawn, established shrubs and garden shed.

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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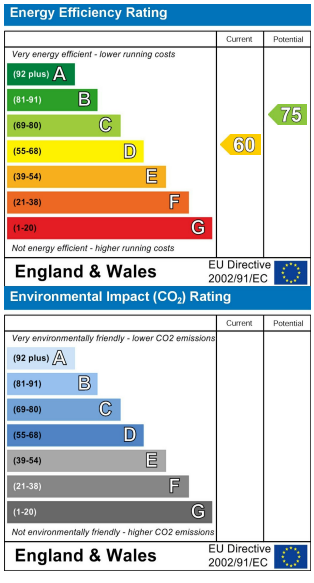

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