Robert Ellis

look no further...

Beechdale Road,
, Nottingham
NG8 3LF

£270,000 Freehold

A modern three-bedroom, semi-detached property in a popular and convenient location.

Situated in Beechdale, you are surrounded by local amenities including shops, supermarkets, schools, healthcare facilities and transport links, all while being just a short journey away from Nottingham City Centre and the QMC.

This great property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young professionals or families.

In brief the internal accommodation comprises; an entrance hall, living room and open plan kitchen diner renovated in 2020 to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a pebbled garden with a driveway with ample off-street parking for one car standing. The large, enclosed rear is primarily lawned with a paved seating area, raised flower beds and two useful brick-built storage sheds.

This fantastic property is offered to the market with the benefit of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door though to the entrance porch.

Entrance Hall
Secondary door through to a tiled entrance hall, with radiator, fitted storage cupboard and UPVC double glazed window to the side aspect.

Living Room
14'0" x 11'1" (4.29m x 3.40m)
Reception room, with laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

Kitchen Diner
18'9" x 13'10" (5.73m x 4.22m)
Renovated in 2020 this contemporary kitchen is fitted with a range of wall and base units with work surfacing over, and breakfast bar, one and a half bowl sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated double oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Log burner, UPVC double glazed French door and window to the rear garden.

First Floor Landing
A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
13'1" x 8'10" (4.01m x 2.70m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two
12'4" x 9'2" (3.78m x 2.80m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to front aspect.

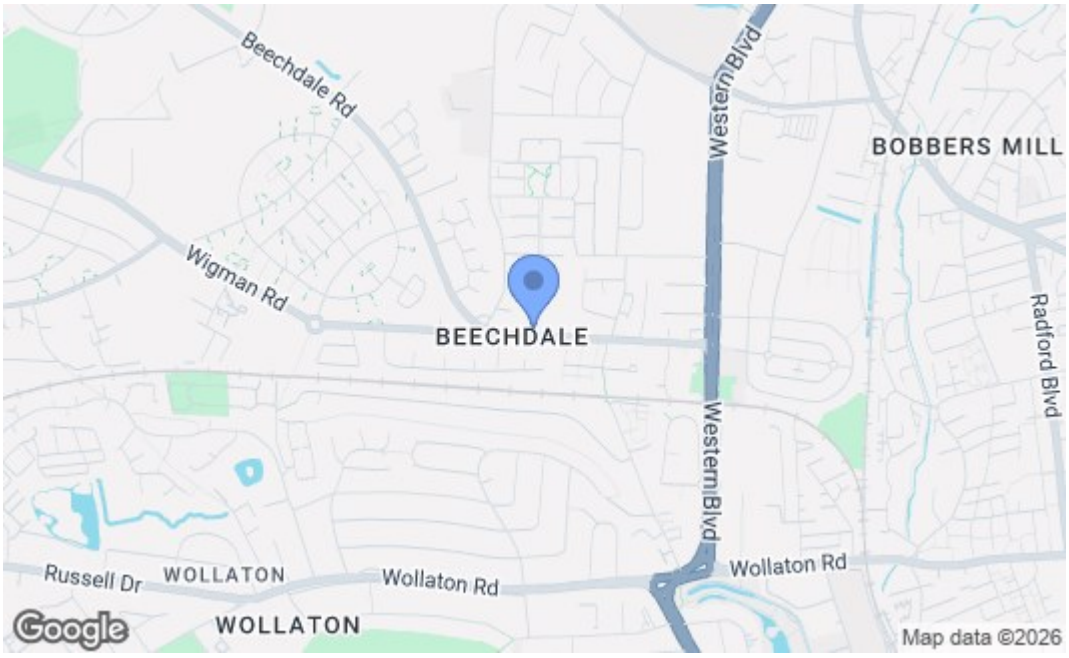
Bedroom Three
8'4" x 8'3" (2.56m x 2.52m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

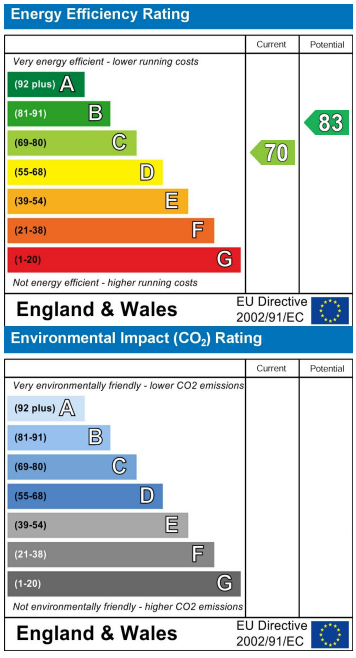
Bathroom
Fitted in 2022, the three-piece suite comprises: low flush WC, pedestal wash hand basin, fitted bath, walk in mains powered shower, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a pebbled garden with a block paved driveway with off-road parking for two cars. The enclosed rear garden is primarily lawned, with a paved seating area, raised flower beds and two useful brick-built storage sheds, one with power points and an outside WC.

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: None
Planning Permissions/Building Regulations: Granted for completed work.
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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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