Robert Ellis

look no further...

Victory Road,
Beeston, Nottingham
NG9 1LH

£210,000 Freehold

An attractive and well presented 1920's two bedroom mid-terrace house.

Having retained much of its original character and charm yet also benefitting from modern fixtures and fittings throughout, this well proportioned two bedroom property is ideal for a first time buyer, investor or those looking to downsize.

In brief the internal accommodation comprises; entrance hall, sitting room, kitchen diner with rear hall off, rising to the first floor and two bedrooms and a modern bathroom.

Outside the property has walled frontage and to the rear a primarily lawned garden with patio and borders.

Available to the market with the benefit of chain free vacant possession and being well placed for easy access to Beeston Train Station, local shops and canal which leads through the Attenborough Nature Reserve.

Entrance Hall
UPVC double glazed entrance door and stairs leading to the first floor landing.

Sitting Room
12'0" x 11'5" (3.66m x 3.50m)
UPVC double glazed window to the front, radiator and a feature cast iron fire place with tiled hearth and surround and Adam-style mantle.

Kitchen Diner
15'5" x 9'0" (4.72m x 2.75m)
Fitted with a range of wall, base and drawer units, work surfaces with tiling splashback, Belfast style sink with mixer tap, a Cannon gas cooker with extractor fan, UPVC double glazed window, inset ceiling spot lights, useful under stair cupboard and UPVC double glazed door to the exterior.

First Floor Landing
Stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

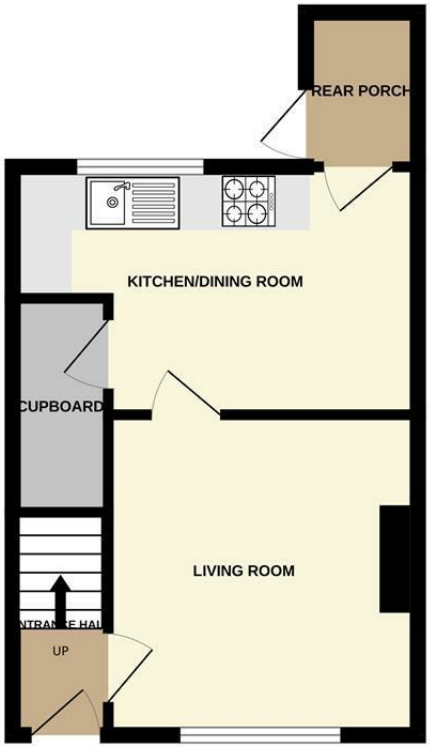
Bedroom One
11'11" x 11'11" (3.65m x 3.65m)
UPVC double glazed window, radiator, walking cupboard with hanging space, shelving and the Ideal boiler.

Bedroom Two
9'1" x 8'9" (2.77m x 2.67m)
UPVC double glazed window and radiator.

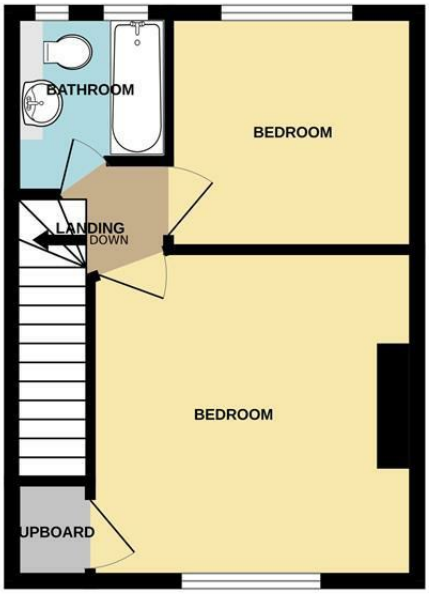
Bathroom
9'0" x 6'3" (2.76m x 1.93m)
Modern fittings in white comprising; low level WC, wash hand basin inset to vanity unit with mirror above, panelled bath with mains control shower over, part tiled walls, two UPVC double glazed windows and inset ceiling spot lights, radiator and extractor fan.

Outside
To the front the property has a walled frontage and a path leading to the front door. To the rear has an enclosed primarily lawned garden with patio, outside tap, shrubs, lawn and pedestrian gate to the rear.

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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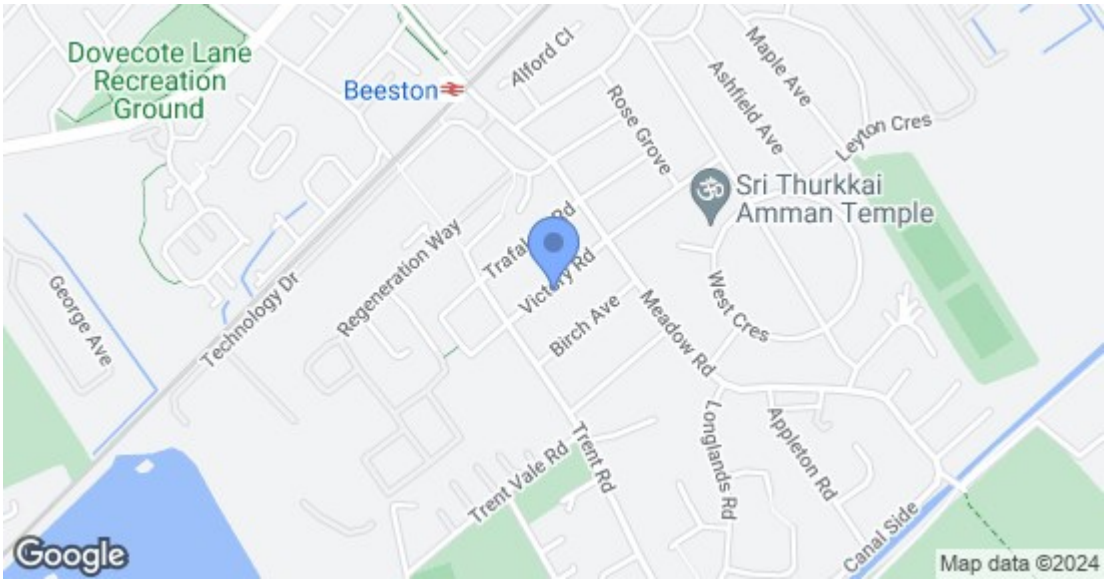

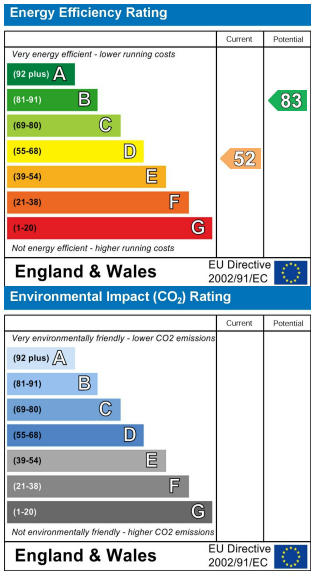

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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