Robert Ellis

look no further. . .







100 Trent Road
Beeston Rylands, Nottingham NG9 1LQ

A SPACIOUS AND CONTEMPORARY, TWO DOUBLE BEDROOM MID TERRACED HOUSE

£186,000 Freehold

0115 922 0888

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A SPACIOUS AND CONTEMPORARY, TWO DOUBLE BEDROOM MID TERRACED HOUSE.

Situated in a quiet and peaceful, yet popular residential location, close to a range of shops and amenities, including Beeston Marina, Beeston train station, Beeston town centre and the Attenborough Nature Reserve.

Having been modernised throughout and with UPVC double glazing and gas central heating, this property is considered a fantastic opportunity and will be sure to appeal to a range of potential purchasers, including first time buyers and young professionals.

Outside is a gravelled tandem length driveway to the front with an elongated primarily lawned garden to the rear with decking area, timber garden storage shed, fenced and hedged boundaries and a side gate for rear access.

Being offered to the market with chain-free vacant possession, an early internal viewing comes highly recommend in order to be appreciated.





ENTRANCE HALL
UPVC double glazed door to entrance hall with door to:

LOUNGE
12'2" x 11'10" (3.71 x 3.63)
Radiator and UPVC double glazed window to the front. Door to:

DINING AREA
10'3" reducing 9'3" x 9'2" (3.13 reducing 2.83 x 2.8)
Opening to kitchen, tiled floor, built in seating, double doors to understairs storage cupboard and door to utility room.

KITCHEN
With a range of modern wall, base and drawer units, work surfacing with tiled splashback, electric hob with extractor fan and oven. Single sink and drainer, plumbing for washing machine, tiled floor, radiator and UPVC double glazed window and door to garden.

UTILITY
5'9" x 4'11" (1.77 x 1.5)
Wall mounted gas fired combination boiler, plumbing for washing machine and space for fridge freezer. Door to:

W.C.
Low flush W.C., pedestal wash hand basin and UPVC double glazed window to the rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom

BEDROOM 1
12'1" x 9'10" (3.7 x 3)
Walk in wardrobe with automatic light, radiator and UPVC double glazed window to the front.

BEDROOM 2
9'2" x 9'2" (2.8 x 2.8)
Radiator and UPVC double glazed window to the rear.

BATHROOM
Incorporating a modern white three piece suite comprising panelled bath with shower over and curtain, pedestal wash hand basin, low flush W.C., tiled floor and walls, extractor fan, radiator and UPVC double glazed window to the rear with spotlights.

Outside
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100 TRENT ROAD, BEESTON RYLANDS
TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

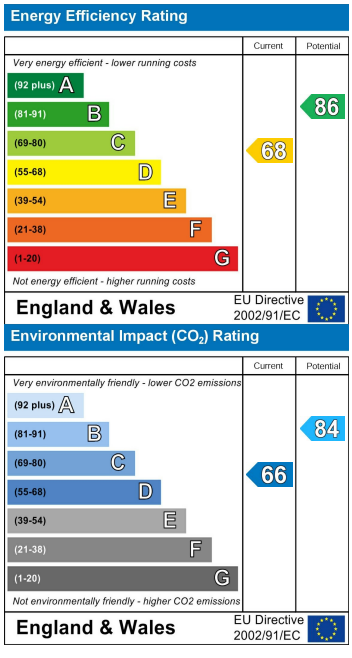
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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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