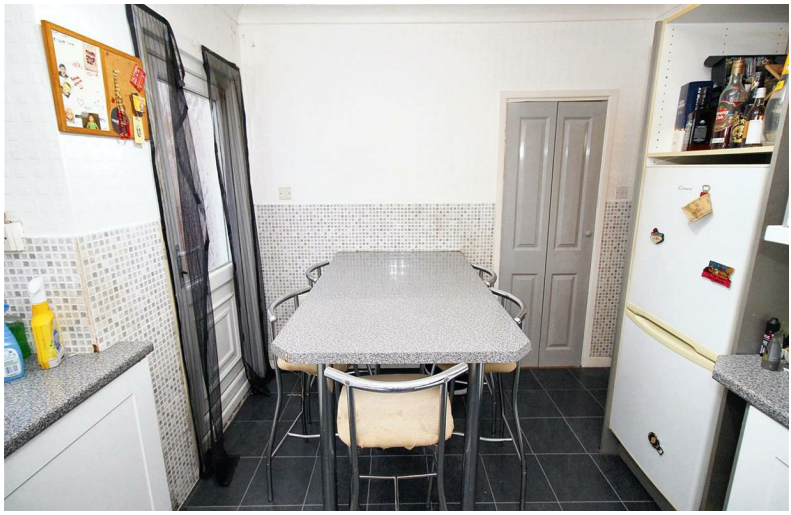
Robert Ellis

look no further...



Beacon Road,
Beeston, Nottingham
NG9 2EY

£185,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A traditionally styled and constructed two bedroom semi-detached house.

Offering excellent potential for the incoming purchaser to upgrade and remodel to their taste and requirements, this well-proportioned property is considered ideal for a first time buyer or investor.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, heading to the first floor are two bedrooms and bathroom.

Outside the property has a low maintenance gravelled frontage that can be used for parking, and to the rear has an enclosed yard/patio area.

Occupying a convenient and central Beeston location, readily accessible for the town centre, Nottingham University and Queens Medical Centre, as well a range of other useful facilities.

Entrance Hall
UPVC double glazed entrance door, radiator and stairs to the first floor.

Sitting Room
12'11" x 11'10" (3.95m x 3.63m)
UPVC double glazed bay window and radiator.

Kitchen Diner
8'11" x 11'10" maximum overall measurements (2.72m x 3.62m maximum overall measurements)
With a range of fitted wall and base units, work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer tap, inset gas hob with electric oven below and air filter above, fitted breakfast bar, UPVC double glazed window, UPVC double glazed door to the exterior, radiator, and useful under stairs cupboard with wall mounted main boiler, plumbing for washing machine and UPVC double glazed window.

Landing
UPVC double glazed window, radiator, and loft hatch.

Bedroom One
11'10" x 11'3" (3.61m x 3.44m)
UPVC double glazed window, radiator and over stairs cupboard with UPVC double glazed window.

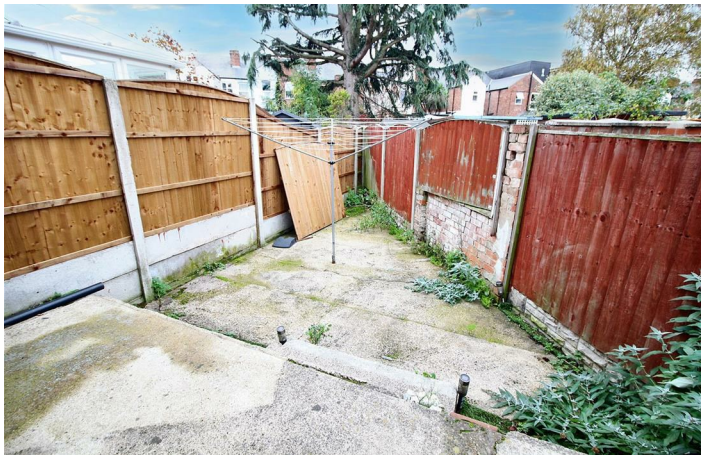
Bedroom Two
8'10" x 7'8" (2.71m x 2.36m)
UPVC double glazed window, radiator, and fitted cupboard.

Bathrom
Fitted with a low level WC, pedestal wash hand basin, bath with 'Bristan' shower over, fully tiled walls, radiator and UPVC double glazed window.

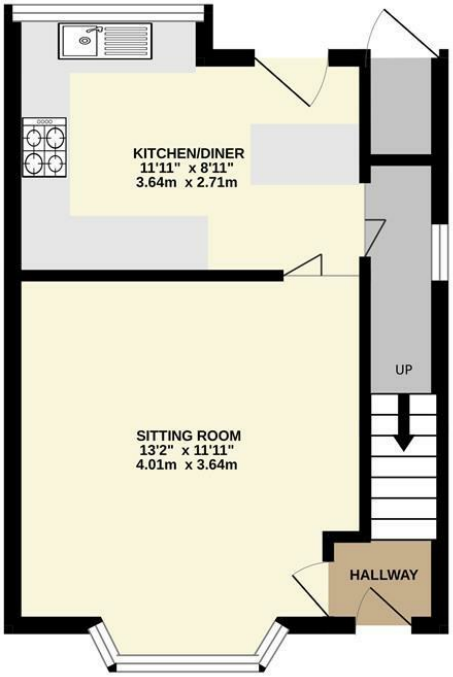
Outside
To the front the property has a gravelled area that can be used as parking, and to the rear the property has an enclosed yard/patio with brick store.

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: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

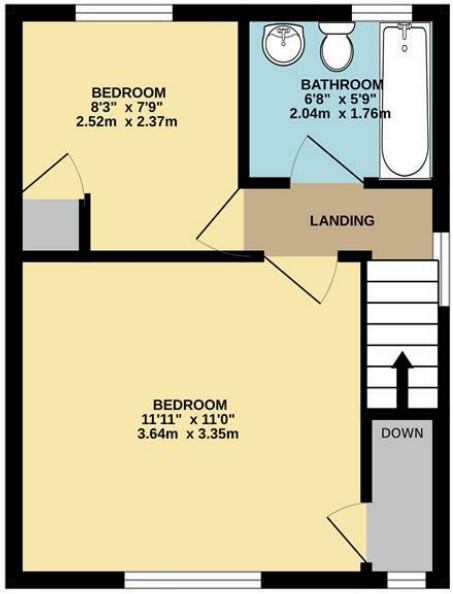
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

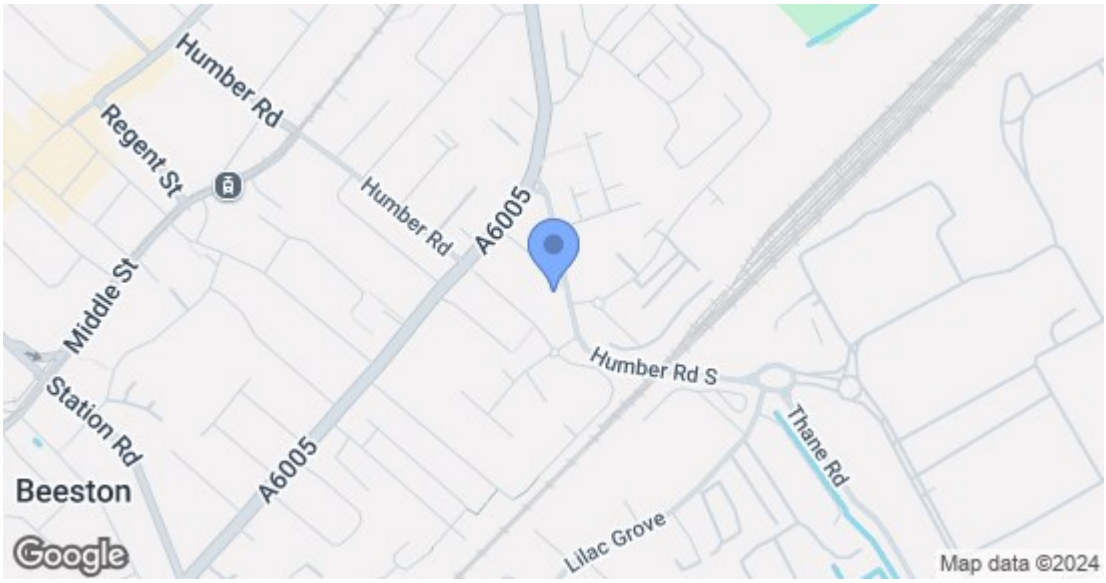


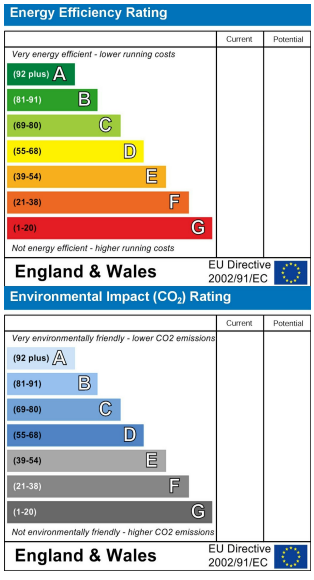
1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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.
Made with Metropix ©2024





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888