Robert Ellis

look no further...

Attenborough Lane,
Beeston, Nottingham
NG9 5JW

£250,000 Freehold

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A three bedroom semi-detached property with the benefit of no upward chain.

Situated in a sought-after and convenient residential location, readily accessible for a range of local amenities including, shops, schools, transport and commuter links, Chilwell Retail Park and further useful facilities in neighbouring Beeston and Long Eaton.

In brief the internal accommodation comprises; entrance hall, living room, kitchen diner and bathroom to the ground floor with three bedrooms to the first floor.

Outside to the front of the property there is a tarmac driveway providing ample car standing, gated side access leads to the rear garden which is mainly laid to lawn and features a sheltered patio area, brick built storage cupboard, two garden sheds and is enclosed with timber fencing.

Offered to the market with the opportunity for any potential purchaser to remodel and refurbish to their requirements this property is well worthy of an early internal viewing in order to be fully appreciated.

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

Living Room
14'8" x 11'6" (4.48m x 3.51m)
UPVC double glazed bay window to the front, carpet flooring, feature log burner, radiator and archway leading in to the kitchen diner.

Kitchen Diner
14'7" x 10'9" (4.47m x 3.28m)
Fitted with a range of wall and base units, rolled edged work surfaces, stainless steel sink and drainer unit, cooker point with air filter over, space and plumbing for washing machine, further useful appliance space, laminate flooring, part tiled walls, radiator, UPVC double glazed windows to side and rear and entrance leading into the rear lobby

Rear Lobby
UPVC double glazed door leading to the rear garden and door leading into the bathroom.

Bathroom
Fitted with three piece suite comprising; panelled bath with electric shower over, wash hand basin inset to vanity unit, low level WC, tiling to walls, radiator and two obscured UPVC double glazed window to the rear.

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

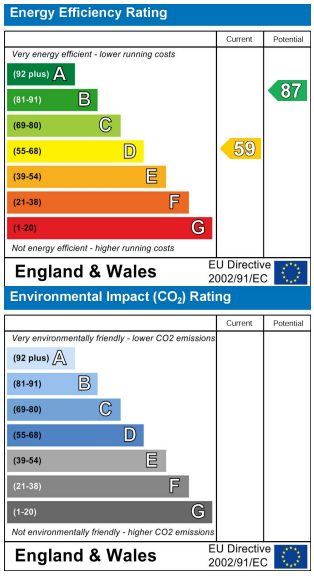
Bedroom One
12'5" x 11'7" (3.80m x 3.54m)
UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Two
10'10" x 8'7" (3.32m x 2.64m)
UPVC double glazed window to the rear and radiator.

Bedroom Three
13'4" x 8'5" (4.08m x 2.58)
UPVC double glazed window to the rear, carpet flooring and radiator.

Outside
Outside to the front of the property there is a tarmac driveway providing ample car standing, gated side access leads to the rear garden which is mainly laid to lawn and features a sheltered patio area, brick built storage cupboard, two garden sheds and is enclosed with timber fencing.

Council Tax Band
Broxtowe Borough Council Band B



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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