

# Robert Ellis

*look no further...*



Marlborough Road,  
Beeston, Nottingham  
NG9 2HL

**Offers Over  
£195,000 Freehold**

0115 922 0888



/robertellisestateagent



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An attractive Victorian three bedroom semi-detached house offering excellent potential.

Requiring a programme of renovation and improvement, though offering an fantastic opportunity for the incoming purchaser to upgrade, remodel and potentially extend subject to the necessary consents, this well proportioned house will suit both investors and owner occupiers.

In brief the internal accommodation comprises; entrance hall with original timer entrance door with original brass fittings, dining room, lounge, kitchen and bathroom to the ground floor, rising to the first floor are three double bedrooms.

Outside the property has a walled frontage with shrubs and path to the front door and to the rear has an enclosed and mature garden with yard/patio and established shrubs and trees.

Available to the market with the benefit of chain free vacant possession and being situated in a particular convenient and sought-after central Beeston location, close to wide range of local amenities and excellent transport links.



A recess porch with tiled flooring shelters the original wooden entrance door with original brass fittings.

#### Entrance Hall

Original coving features which extend to the lounge areas, stairs off to the first floor landing and radiator.

#### Dining Room

12'4" x 11'11" (3.77m x 3.64m )

Two UPVC double glazed windows and a radiator.

#### Lounge

14'7" x 11'11" (4.45m x 3.65m )

UPVC double glazed bay window and two radiators.

#### Kitchen

9'11" x 8'4" (3.03m x 2.55m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob, plumbing for a washing machine, useful under stair pantry, composite door to the exterior, tiled flooring and UPVC double glazed window.

#### Shower Room

8'0" x 6'3" (2.46m x 1.91m )

Fitted with a shower cubicle with Mira shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan and cupboard housing the Worcester boiler.

#### First Floor Landing

Stairs rising from the ground floor, original turned banisters and radiator.

#### Bedroom One

15'9" x 12'0" (4.82m x 3.67m )

Two UPVC double glazed windows and radiator.

#### Bedroom Two

12'0" x 10'3" (3.68m x 3.13m )

UPVC double glazed window and radiator.

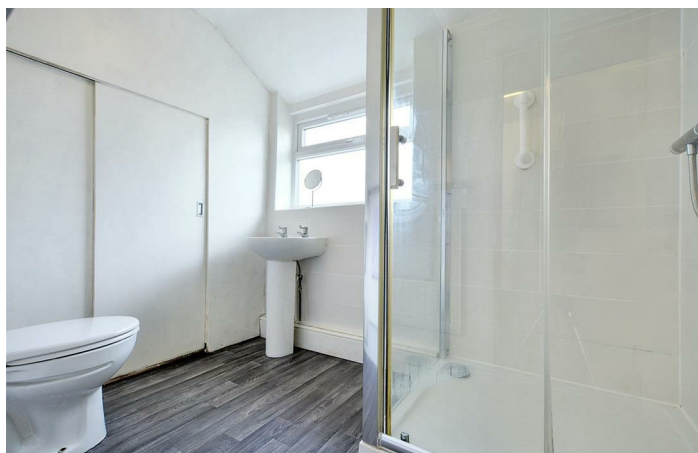
#### Bedroom Three

10'1" x 9'3" (3.08m x 2.84m )

UPVC double glazed window and radiator.

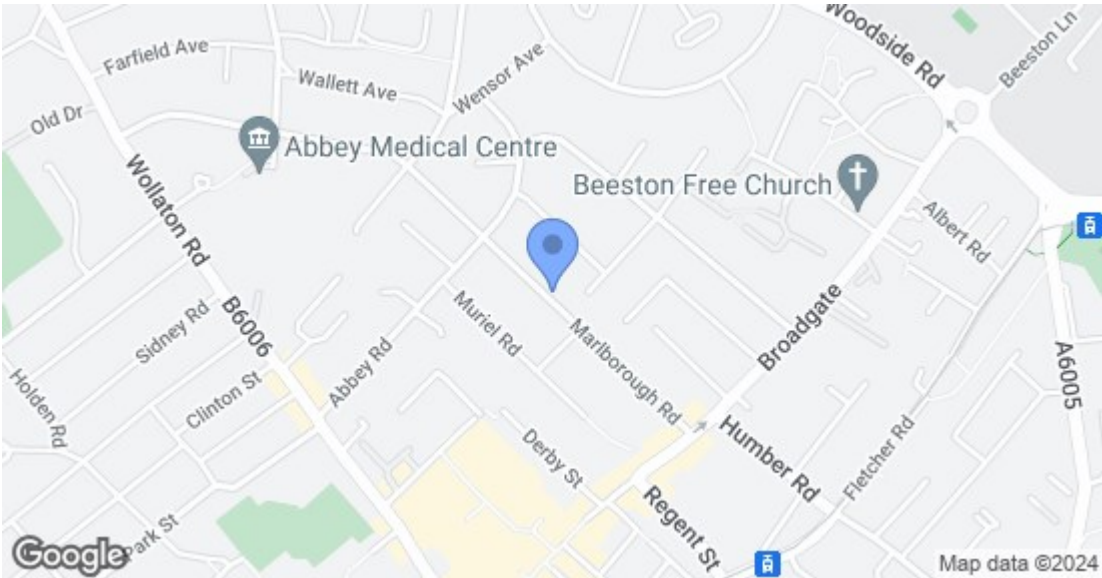
#### Outside



To the front of the property there is a metal entrance gate and a stone wall and a small fore court with shrubs and a path to the front door. There is a second pathway giving entrance to the side of the property through a lockable timber gate. To the rear the property has a generous mature garden with a yard/patio area, timber shed and mature shrubs and trees.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		
		

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.