Robert Ellis

look no further...

Wollaton Road,
Beeston, Nottingham
NG9 2NP

£200,000 Freehold

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A well presented two double bedroom mid-terraced house.

Situated in this popular and convenient residential location within easy reach of a range of local shops and amenities including Beeston town centre, schools, transport links and the A52, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Lounge, dining room and kitchen to the ground floor with a cellar below and two double bedrooms and a bathroom to the first floor.

To the rear of the property you will find a low maintenance garden with a patio, stocked borders, mature trees and shrubs, a useful storage shed and gated side access leading to the front of the property.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and in ready to move in condition although offering potential to be improved to suit an incoming purchaser's personal needs and requirements, this great property is well worthy of an early internal viewing in order to be fully appreciated.

Lounge
11'11" x 11'11" (3.65 x 3.65)
With UPVC double glazed front door, UPVC double glazed window to the front, radiator, electric fire with tiled surround and Adam style mantle and door to the dining room.

Dining Room
12'0" x 11'11" (3.67 x 3.65)
With a gas fire, UPVC double glazed window to the rear, radiator, stairs down to the cellar, stairs to the first floor and an opening to the kitchen.

Kitchen
9'7" x 6'11" (2.94 x 2.11)
With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, integrated electric double oven with gas hob and air filter over, integrated fridge freezer, plumbing for a washing machine, tiled splashbacks, vinyl flooring, wall mounted Baxi combination boiler, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing
With doors to the bathroom and two bedrooms.

Bedroom One
11'11" x 11'11" (3.65 x 3.64)
Carpeted double room with built in storage cupboard, UPVC double glazed window to the front and radiator.

Bedroom Two
12'2" x 9'1" (3.71 x 2.77)
Carpeted double room with UPVC double glazed window to the rear and radiator.

Bathroom
9'6" x 6'11" (2.91 x 2.13)
Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled splashbacks, laminate flooring, heated towel rail and UPVC double glazed window to the rear.

Cellar
Useful storage space with power and lighting.

Outside
To the rear of the property you will find a low maintenance garden with a patio, stocked borders, mature trees and shrubs, a useful storage shed and gated side access leading to the front of the property.

TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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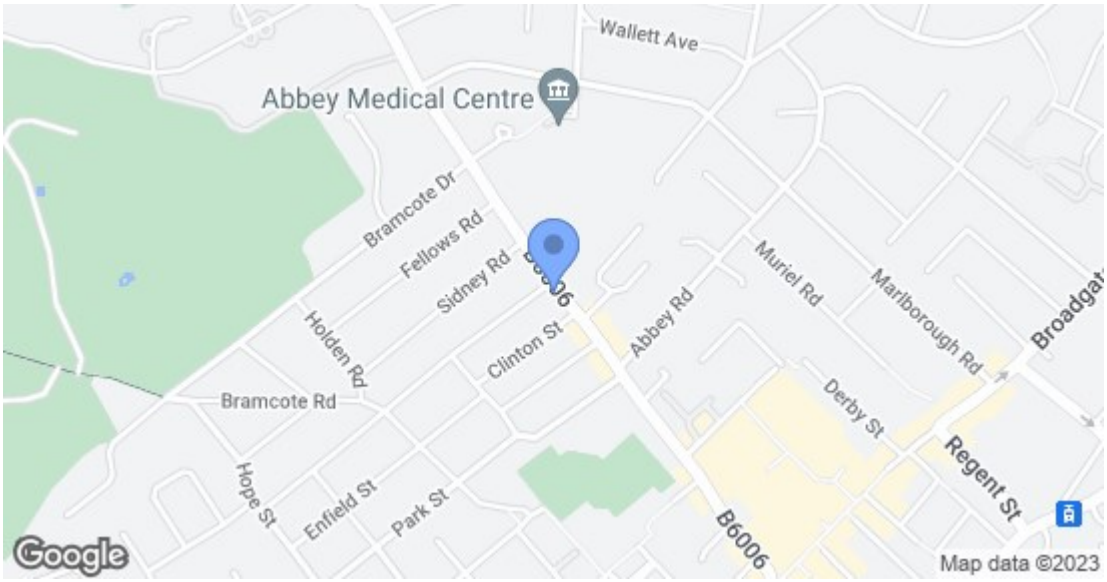

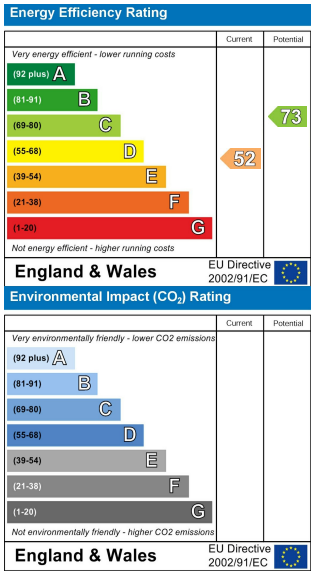

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