Robert Ellis

look no further...

Queens Road West,
Beeston, Nottingham
NG9 1GS

£280,000 Freehold

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A well presented, ideally placed, semi detached property in a popular and convenient location, within walking distance of Beeston High Street. Suitable for a large variety of buyers including first time buyers, young professionals or investors looking to add to their portfolio.

The property is within easy reach of a variety of local amenities including shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of buses and tram links within walking distance for trips in and around the city. Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room and open plan Kitchen/ Diner to the ground floor. Rising to the first floor are three well proportioned bedrooms and bathroom.

The property also has the benefit of a low maintenance pebbled garden to the front with space for parking, a paved shared driveway to the side of the property and gated side access to the rear. The rear is primarily lawned with a recently added raised patio seating area, mature shrubs and a shed to the bottom of the garden.

With the benefit of double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to the entrance space with laminate flooring and access to under stairs storage cupboard housing the boiler.

Living Room
12'0" x 14'5" (3.665 x 4.408)
Carpeted flooring, with radiator and UPVC double glazed bay window to the front aspect.

Kitchen/ Diner
18'11" x 11'6" (5.787 x 3.519)
Wall, base and drawer units with work surfaces over, inset sink with drainer and breakfast bar. Integrated electric oven and hob with extractor fan above . Space and fittings for freestanding appliances including fridge/ freezer, washing machine and dishwasher. Laminate flooring and UPVC double glazed window to the side aspect and UPVC French doors to the rear garden.

Landing
UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
12'0" x 11'11" (3.658 x 3.645)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
10'5" x 9'4" (3.195 x 2.870)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
8'1" x 6'6" (2.489 x 2.004)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Three piece suite to include bath with electric shower above and glass shower screen, wash hand basin and WC.

Outside
A low maintenance pebbled garden to the front with space for parking, paved shared driveway to the side of the property and gated side access to the rear. The rear garden is primarily lawned with a recently added raised patio seating area, mature shrubs and a shed to the bottom of the garden.

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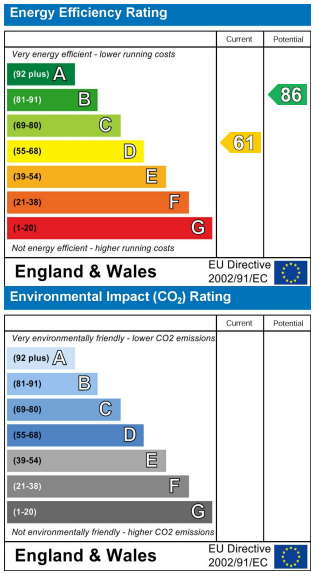

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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