



Harris Road,  
Beeston, Nottingham  
NG9 4FD

**£275,000 Freehold**



A three-bedroom semi-detached property with a large rear garden.

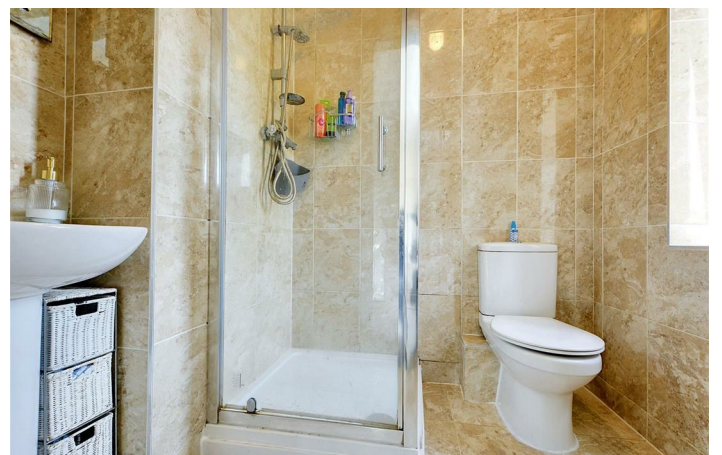
Situated a short distance from Beeston High Street, you are well positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This modern property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, living room, breakfast kitchen, conservatory, and bathroom to the ground floor. Then rising to the first floor are three bedrooms, main bedroom with an ensuite.

Outside the property has a paved driveway to the front and gated side access to the rear. This is primarily lawned with a paved seating area.

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



### Entrance Hall

UPVC double glazed door through to the entrance hall, with tiled flooring and radiator.

### Living Room

11'5" x 15'8" (3.5 x 4.8)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

16'3" x 8'11" (4.96m x 2.72m )

A range of wall and base units with work surfacing over and tiled splashbacks, Belfast sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Integrated dishwasher and space and fittings for freestanding fridge freezer, tiled flooring and UPVC double glazed French doors to the conservatory.

### Conservatory

Tiled flooring, with UPVC double glazed windows and French doors to the rear garden.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, fully tiled walls, heated towel rail, UPVC double glazed window to the side aspect and extractor fan.

### Landing

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

### Bedroom One

11'5" x 10'11" (3.48m x 3.33m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail, UPVC double glazed window to the front aspect and extractor fan.

### Bedroom Two

12'4" x 8'1" (3.77m x 2.47m )

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'2" x 9'2" (2.5 x 2.8)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Outside

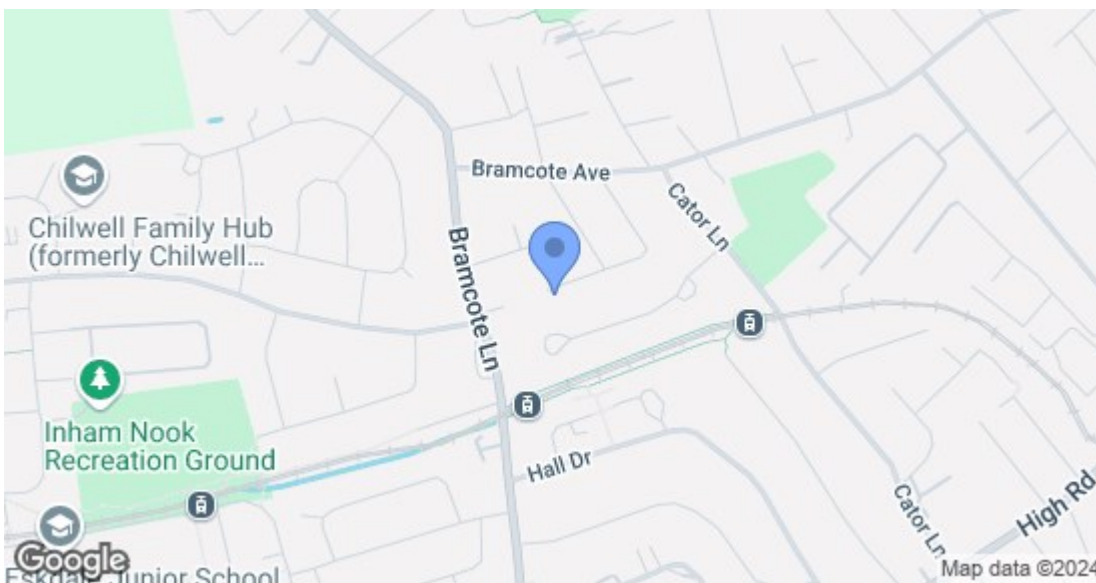
To the front is a paved driveway with ample off-street parking for one car standing and gated access to the side and rear of the property. This is primarily lawned, with a paved seating area and fenced boundaries.

### 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.



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  | 75                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.