Robert Ellis

look no further...

East Crescent,
Beeston Rylands, Nottingham
NG9 1QA

£300,000 Freehold

0115 922 0888

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Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, transport links, and Attenborough Nature Reserve.

This great 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, open plan living dining room and extended kitchen to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property is a lawned garden with driveway with ample off street parking for one car standing. The enclosed rear garden is also primarily lawned, with a paved seating area and pizza oven.

Offered to the market with the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.

Entrance Hall
Composite door through to the entrance hall with laminate flooring, UPVC double glazed window to the side aspect, radiator, and access to a useful under stairs storage cupboard.

Open Plan Lounge Diner
25'1" x 10'2" (7.66m x 3.1m)
A large open plan carpeted reception room, with two radiators, UPVC double glazed bay window to the front aspect and UPVC double glazed French doors to the rear garden.

Kitchen
13'3" x 9'9" (4.06m x 2.98m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, wall mounted boiler, radiator, UPVC double glazed window to the front aspect and UPVC double glazed window and door out to the rear garden.

First Floor Landing
A carpeted landing space, with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
13'7" x 10'2" (4.16m x 3.12m)
A double bedroom, with carpeted flooring, radiator, fitted wardrobe and UPVC double glazed window to the rear aspect.

Bedroom Two
11'0" x 9'0" (3.36m x 2.76m)
A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bedroom Three
7'10" x 6'7" (2.39m x 2.03m)
A single bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bathroom
Renovated two years ago to incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in mains powered shower, fully tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

Outside
To the front of the property is a walled frontage with lawned space and paved driveway for one car standing and gated side access to the rear. This is primarily lawned with mature shrubs and paved seating area.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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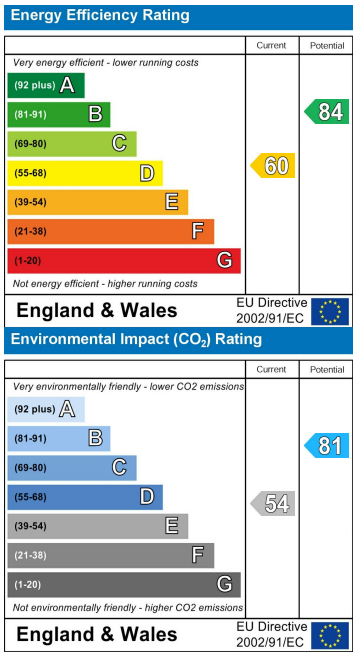

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