Robert Ellis

look no further...

Canal Side,
Beeston, Nottingham
NG9 1LX

£195,000 Freehold

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A two double bedroom end-terrace house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and Beeston Marina, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, kitchen, bathroom and WC to the ground floor with two good sized double bedrooms to the first floor.

To the front of the property you will find a concrete driveway with the generous lawn beyond and to the rear of the property there is a private and enclosed rear garden.

In need of a full programme of modernisation this great property offers ample potential for any incoming purchasers to upgrade and reconfigure to their own personal taste and requirements.

Entrance Hall
Entrance door, stairs leading to the first floor landing and door leading into the lounge.

Lounge
12'4" x 11'11" (3.76m x 3.64m)
A carpeted room with bay window to the front and a opening through into the kitchen.

Kitchen
9'2" x 9'2" (2.8m x 2.8m)
A range of wall and base units, sink with drainer, tiled splashbacks, useful pantry, door and window to the rear and a door leading into the bathroom.

Bathroom
With a panelled bath with shower over, wash hand basin, airing cupboard housing the hot water cylinder, tiled walls, window to the rear and door to the WC.

WC
With a low level WC and window to the rear.

First Floor Landing
With window to the side, loft hatch and doors leading to the two bedrooms.

Bedroom One
15'5" reducing to 12'3" x 11'11" (4.7m reducing to 3.75m x 3.64m)
A carpeted double bedroom with window to the front.

Bedroom Two
15'5" reducing to 9'4" x 9'2" reducing to 6'4" (4.7m reducing to 2.86m x 2.8m reducing to 1.94m)
A carpeted double bedroom with two windows to the rear.

Outside
To the front of the property is a concrete driveway providing off road car parking and a generous garden with a range of mature trees and shrubs, stocked borders and a footpath leading down the side of the property to a primarily lawned rear garden, where you will find a range of mature tress and shrubs and useful storage shed.

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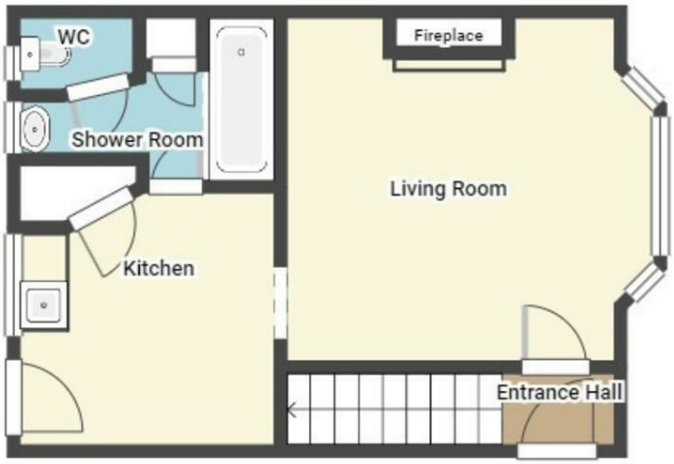
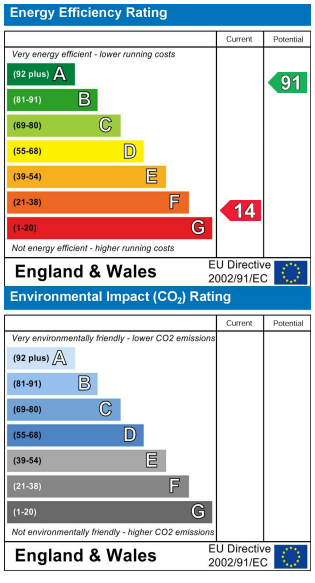
ESTATE AGENTS





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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