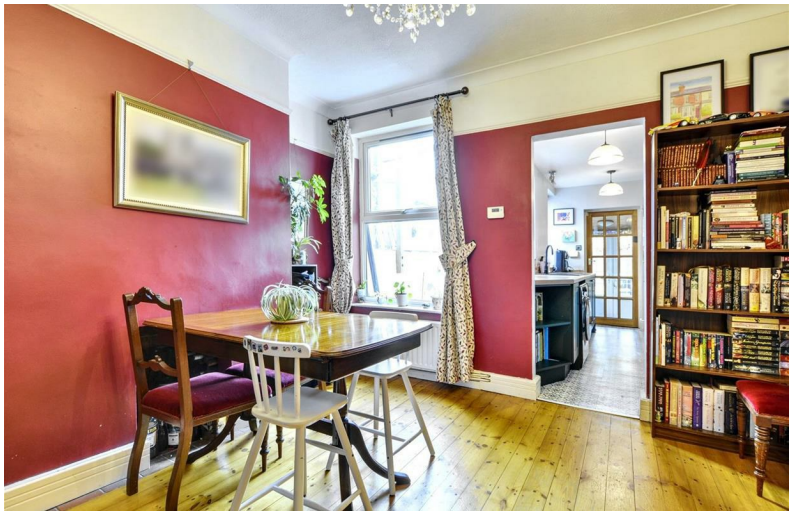
Robert Ellis

look no further. . .



Humber Road,
Beeston, Nottingham
NG9 2EX

£240,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A lovely two-bedroom, mid-terrace property full of character and charm

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, and transport links.

This wonderful 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: lounge, dining room, kitchen, and garden room to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a walled frontage with mature shrubs. Then rear is then enclosed with paved seating area under a pergola with lawned beyond.

Having been well loved by the current homeowners this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Lounge
14'6" x 11'11" (4.42m x 3.64m)
UPVC double glazed door through to the first reception room, this has exposed and varnished floorboards, radiator, cast iron fireplace and UPVC double glazed bay window to the front aspect.

Dining Room
11'11" x 11'10" (3.65m x 3.63m)
Reception room with exposed and varnished floorboards, radiator and UPVC double glazed window to the rear aspect.

Kitchen
12'3" x 6'10" (3.75m x 2.09m)
A recently refurbished range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding appliances to include fridge freezer and washing machine, and UPVC double glazed window to the side aspect.

Garden Room/Study
6'10" x 6'9" (2.09m x 2.06m)
Vinyl flooring with UPVC double glazed French doors to the rear garden.

First Floor Landing
A carpeted landing space with access to the loft hatch. The loft is part boarded with a ladder and Velux window.

Bedroom One
11'11" x 10'9" (3.64m x 3.29m)
A carpeted double bedroom, with radiator, fitted wardrobes and two UPVC double glazed windows to the front aspect.

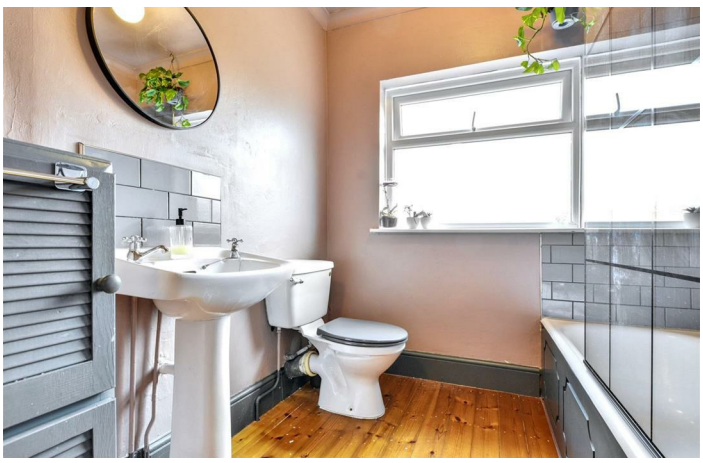
Bedroom Two
11'11" x 8'11" (3.64m x 2.74m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

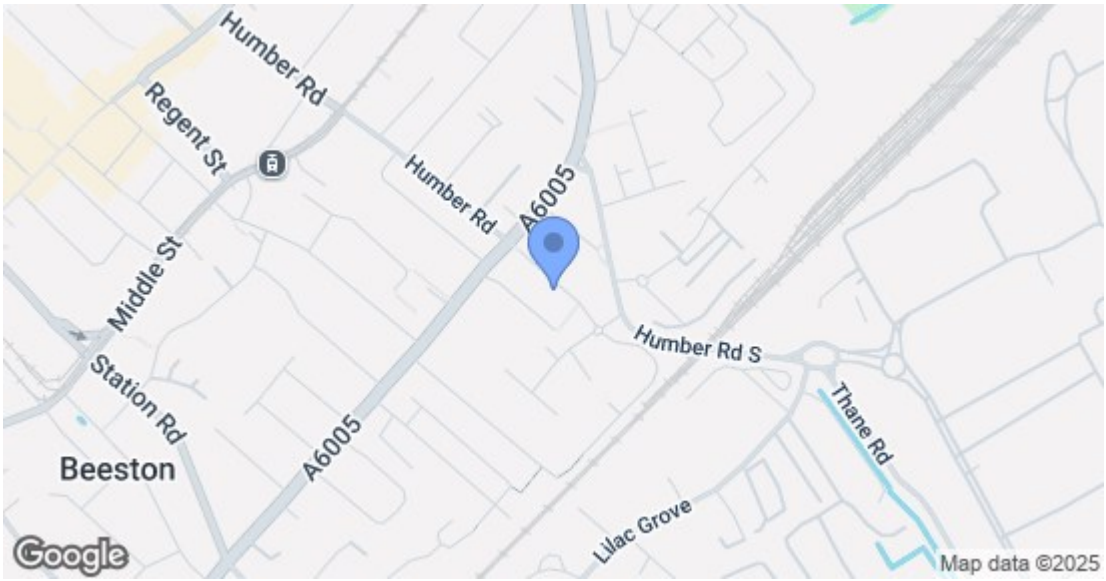
Bathroom
6'11" x 6'10" (2.11m x 2.09m)
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, cast iron bath with electric power shower above and glass shower screen, exposed hard wood flooring, part tiled walls, wall mounted boiler and UPVC double glazed windows to the rear and side aspect.

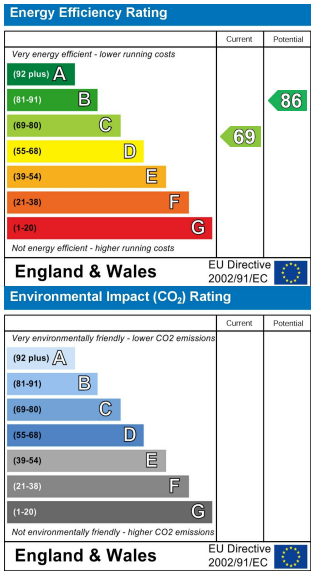
Outside
To the front of the property has a walled frontage with mature shrubs and paved footpath to the front door. The rear garden is enclosed with a paved seating area under a pergola, lawned space beyond and shed.

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: right way through the garden.
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.







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888