

# Robert Ellis

*look no further...*



Kenilworth Road,  
Beeston, Nottingham  
NG9 2HR

**£340,000 Freehold**

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A traditional three bedroom, semi detached property within walking distance to Beeston High Street and the benefit of no upward chain.

This lovely property would make the ideal purchase for a large variety of buyers who are looking to put their own stamp on a purchase including first time buyers, young professionals or anyone looking to relocate to the vibrant town of Beeston.

Centrally located the property has the advantage of a large variety of local amenities included supermarkets, restaurants, healthcare facilities, local coffee shops and primarily and secondary schools. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; Entrance Hall, Living Room, Dining Room, Kitchen, and Downstairs WC. Then rising to the first floor are two double bedrooms, a further single bedroom, and the bathroom.

The property also has the advantage of a lawned front garden with a walled boundary and a paved driveway with ample off-street parking leading to the garage. The enclosed rear garden is primarily lawned with mature shrubs.

With an ideal location and well-proportioned rooms this property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door to front, carpet flooring and radiator.

### Living Room

13'6" x 11'1" (4.13m x 3.39m )

UPVC double glazed bay window to the front, carpet flooring and radiator.

### Dining Room

12'11" x 11'1" (3.95m x 3.39m )

UPVC double glazed door the rear, carpet flooring and radiator.

### Kitchen

12'11" x 7'2" (3.96m x 2.20m )

Fitted with a range of wall, base and drawer units, rolled edged working surface, stainless steel sink and drainer unit with tiled splashback, Integrated electric oven, inset gas hob and extractor fan above, space and plumbing for washing machine, further useful appliance space and UPVC double glazed window to the rear and door to the side.

### Downstairs WC

Fitted with a low level WC, wash hand basin and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side and loft access.

### Bedroom One

14'7" x 10'2" (4.46m x 3.11m )

UPVC double glazed bay window to the front, carpet flooring, fitted wardrobes and radiator.

### Bedroom Two

11'10" x 11'1" (3.63m x 3.39m )

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

7'10" x 7'2" (2.41m x 2.20m )

UPVC double glazed window to the front, carpet flooring and radiator

### Bathroom

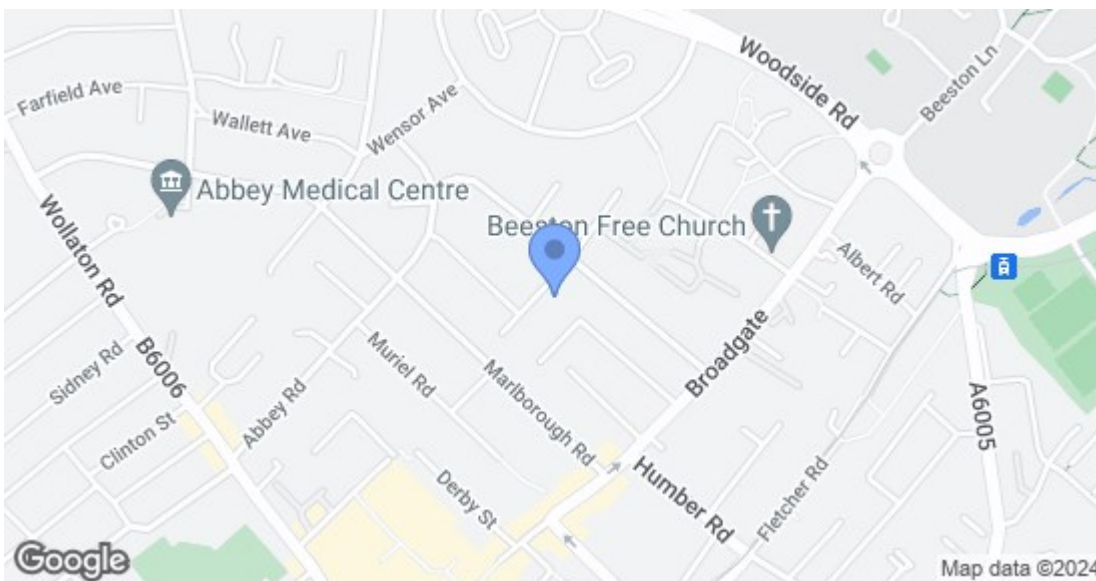
Fitted with a three piece suite comprising; panelled bath

with electric shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, radiator and UPVC double glazed windows the side and rear.

### Outside

To the front of the property there is a lawned front garden with a walled boundary and a paved driveway providing ample off-street parking leading to the garage. The enclosed rear garden is primarily lawned with mature shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.