Robert Ellis

look no further...

Imperial Road,
Beeston, Nottingham
NG9 1FN

£270,000 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, and transport links.

This fantastic 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 WC to the ground floor. Then rising to the first floor are two double bedrooms and the bathroom.

Outside the property has a walled frontage with a paved footpath to the front door. The enclosed rear garden is primarily pebbled with a decked seating area, shrubs and fenced boundaries.

Having been revamped in recent months by the current vendors 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
12'4" x 11'6" (3.78m x 3.52m)
Composite door through to the living room. This reception room benefits from laminate flooring, radiator and two UPVC double glazed windows to the front aspect.

Dining Room
15'6" x 11'6" (4.73m x 3.52m)
Reception room , with laminate flooring, radiator, UPVC double glazed window to the rear aspect and stairs to the first floor.

Kitchen
14'0" x 5'10" (4.28m x 1.79m)
Galley kitchen with a range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine, wall mounted cupboard housing the boiler, two windows and door to the rear garden and radiator.

Downstairs WC
Low flush WC and wash hand basin and window to the rear garden.

First Floor Landing
A carpeted landing space.

Bedroom One
12'2" x 11'2" (3.73m x 3.42m)
A double bedroom, with carpeted flooring, radiator, period feature fireplace, built in storage cupboard with access to the loft hatch and UPVC double glazed window to the front aspect.

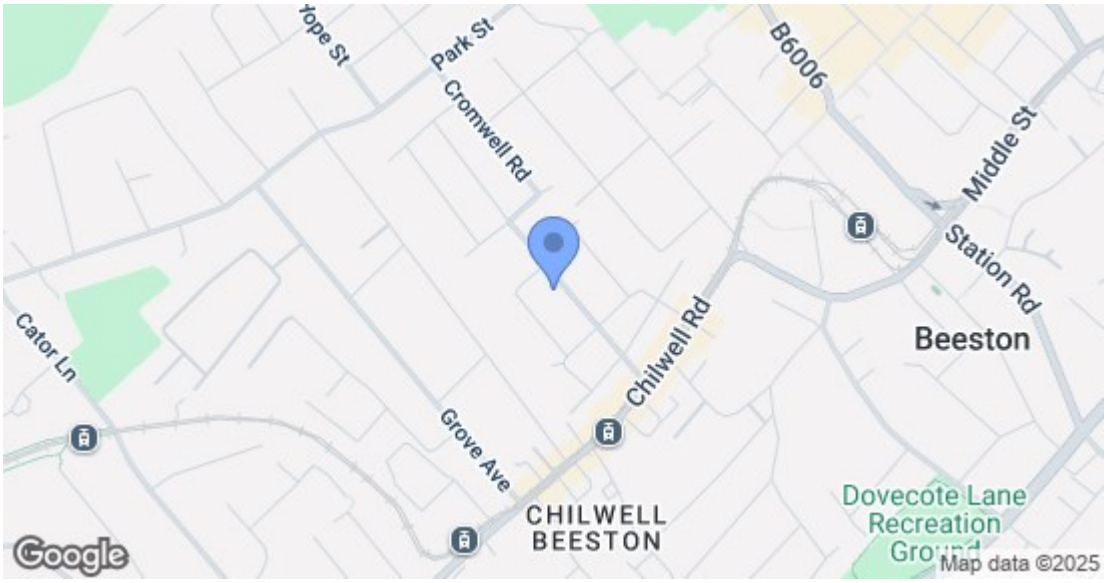
Bedroom Two
11'10" x 8'1" (3.63m x 2.48m)
A double bedroom, with carpeted flooring, radiator, fitted storage and UPVC double glazed window to the rear aspect.

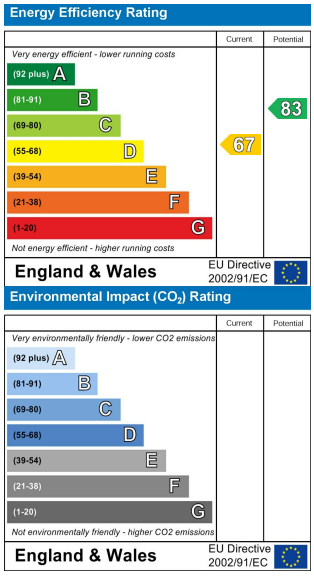
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings and glass shower screen, part tiled walls, radiator, laminate flooring and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is walled frontage with picket fencing and pebbles. The rear garden is primarily pebbled with a decked seating area, greenery and fenced boundaries.

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.





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