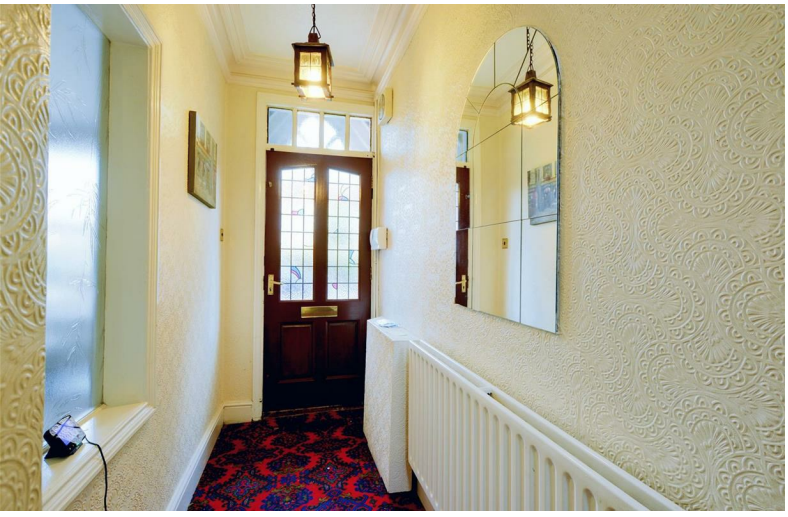
Robert Ellis

look no further...



Montague Street,
, Beeston
NG9 1BA

£425,000 Freehold

0115 922 0888

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A four-bedroom, Victorian Semi Detached Property in the heart of Beeston. Suitable for a large variety of buyers including young professionals, or growing families looking to put their own stamp on their next purchase.

The property is situated within walking distance to Beeston High Street and a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Open Plan Living/ Dining Room, Kitchen with Breakfast Table and downstairs Bathroom. Rising to the first floor are two double bedrooms and shower room. Then on the final floor are two further bedrooms.

The property also has the benefit of a pebbled garden to the front, with walled boundary and paved driveway leading to the carport and gated side access to the rear garden. This is primarily paved with flower beds, mature shrubs and brick built shed for garden storage.

With the benefit of no upward chain and the opportunity to put your own stamp on your next purchase this property is well worth an early internal viewing.

Entrance Hall
Entrance door through to carpeted entrance hall.

Open Plan Living/Dining Room
11'11" x 27'2" (3.653 x 8.301)
Carpeted room, with 2x radiators, gas fireplace and bay window to the front aspect.

Kitchen/ Breakfast Room
15'8" x 11'8" (4.787 x 3.579)
A range of wall, base and draw units with work surfaces over inset one and half bowl sink with drainer. Integrated appliances to include gas hob and electric oven, fridge/freezer and dishwasher. UPVC double glazed window to the side aspect and door to the rear garden.

Downstairs Bathroom
Bath, with mains powered shower above and glass shower screen, wash hand basin and WC.

First Floor Landing

Bedroom One
11'8" x 12'0" (3.563 x 3.681)
Carpeted room, with radiator and window to the front aspect.

Bedroom Two
9'11" x 12'4" (3.026 x 3.766)
Carpeted room, with radiator, fitted wardrobes and window to the rear aspect.

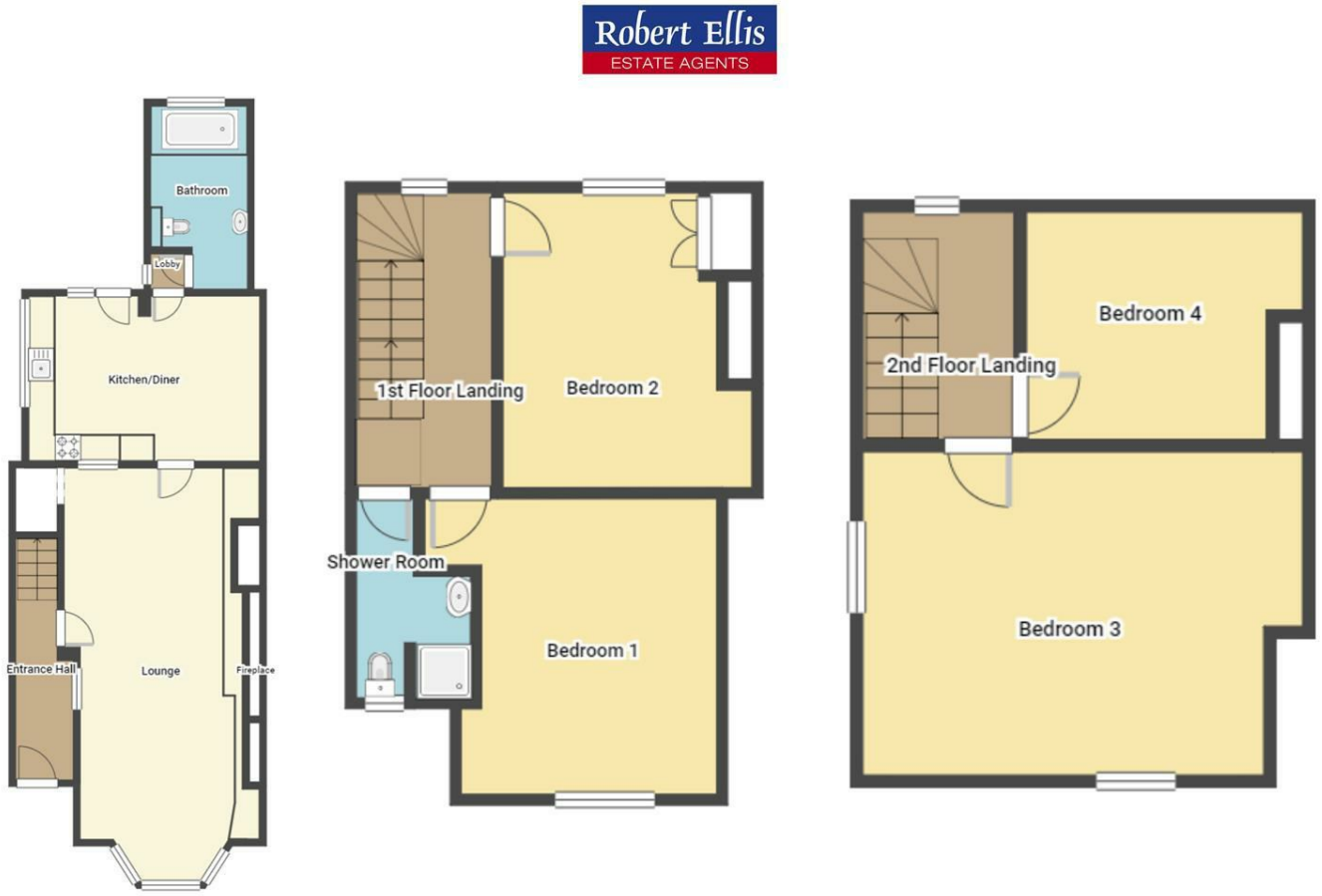
Shower Room
Three piece suite with walk in electric shower, wash hand basin and WC

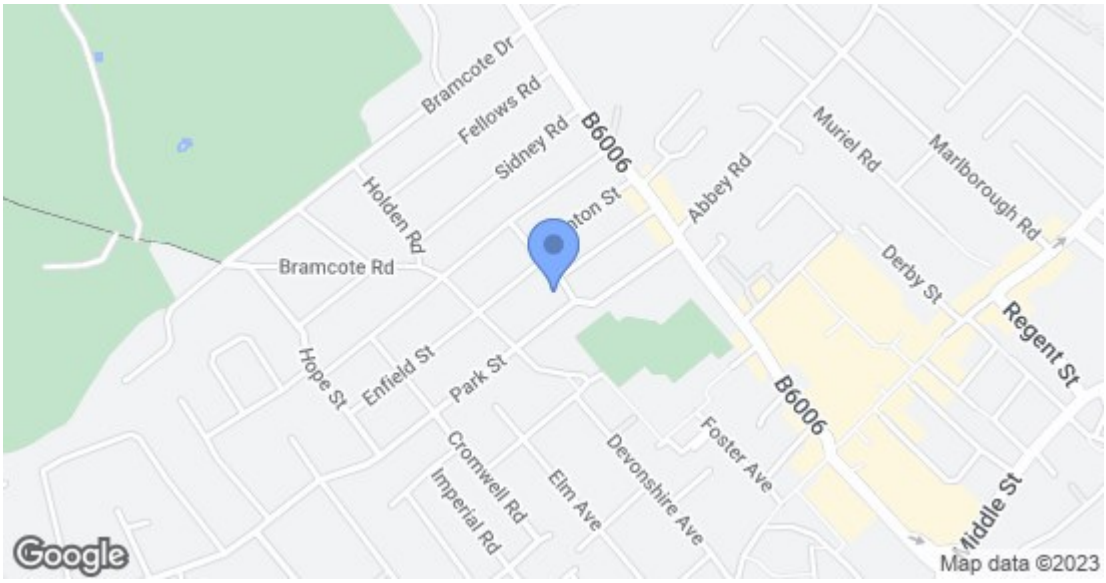
Second Floor Landing

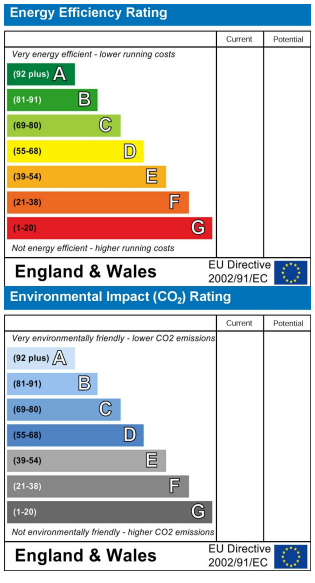
Bedroom Three
16'4" x 11'11" (4.990 x 3.635)
Carpeted room, with radiator, built in storage cupboard and window to the front aspect.

Bedroom Four
10'1" x 8'4" (3.098 x 2.549)
Carpeted room, with radiator and window to the rear aspect.

Outside
A pebbled garden to the front, with walled boundary and paved driveway leading to the carport and gated side access to the rear garden. This is primarily paved with flower beds, mature shrubs and brick built shed for garden storage.







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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