Robert Ellis

look no further. . .

Kingfisher Close,
Beeston, Nottingham
NG9 2DG

£190,000 Freehold

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A well-presented, two-bedroom end-terrace house.

Having been recently recarpeted and decorated throughout, this two bedroom end terrace house, now offers ready to move into accommodation, available with chain free vacant possession.

In brief the internal accommodation comprises: entrance porch, sitting room, kitchen diner, rising to the first floor are two bedrooms, and a shower room.

Outside the property has a low maintenance gravelled frontage, and to the rear there's an enclosed garden with patio and further gravelled area.

Considered ideal for the needs of a first time buyer or investor, or those looking to downsize, this great property is tucked away in an established residential location within easy walking distance of Beeston Town Centre and train station, as well as a variety of other amenities.

Entrance porch
UPVC double glazed entrance door, and secondary door leading to the sitting room.

Sitting Room
14'2" x 12'8" (4.34m x 3.88m)
UPVC double glazed window to the front, radiator, useful walk in cupboard and stairs off to the first floor landing.

Kitchen Diner
12'9" x 9'8" (3.89m x 2.96m)
Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset electric hob with extractor above, and electric oven below, plumbing for a washing machine and dishwasher, UPVC double glazed window, radiator, wooden door to the exterior, and useful under stair cupboard with tumble dryer vent, and shelves.

First Floor Landing
With loft hatch, UPVC double glazed window and airing cupboard, with radiator and slatted shelves.

Bedroom One
12'7" x 7'8" (3.86m x 2.35m)
UPVC double glazed window and radiator.

Bedroom Two
12'10" x 9'8" (3.93m x 2.97m)
UPVC double glazed window, radiator, and recessed wardrobe.

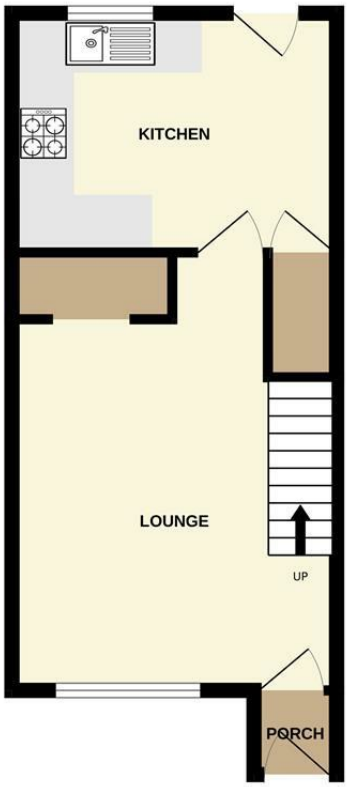
Shower Room
6'4" x 6'3" (1.95m x 1.91m)
Fitted with low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, and extractor fan.

Outside
To the front the property has low maintenance gravel beds with railings, and to the rear of the property there is an easily managed garden with patio, gravel area and a pedestrian gate for access to the rear.

Material Information
Freehold
Service Charge/Management Fee: £19.53 per month for management of the area.
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.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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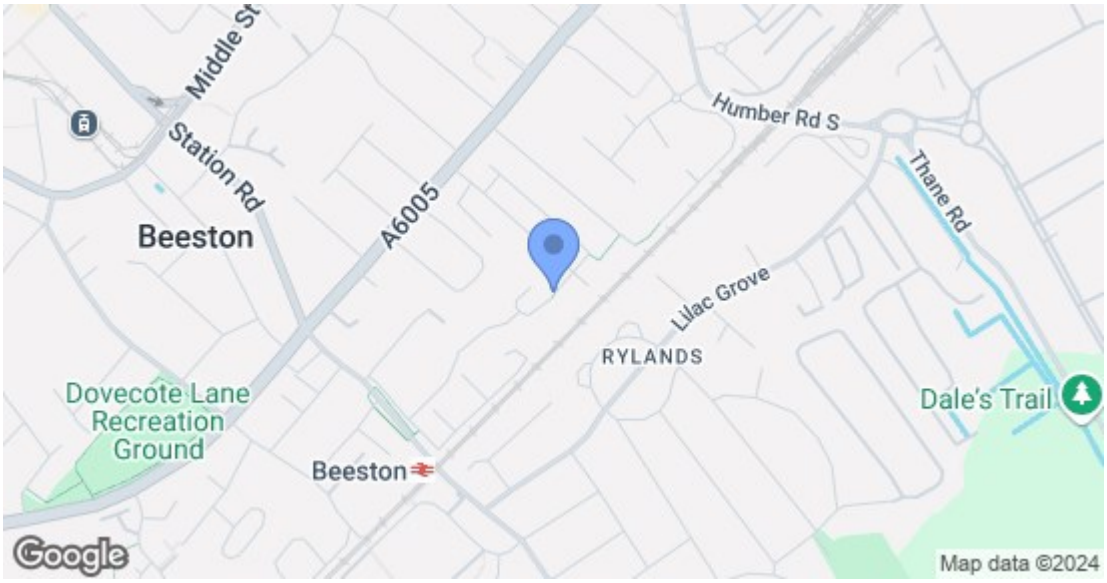

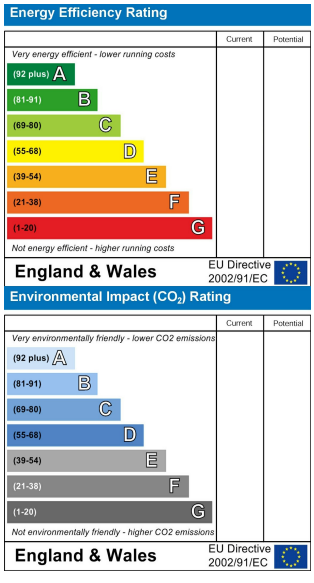

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