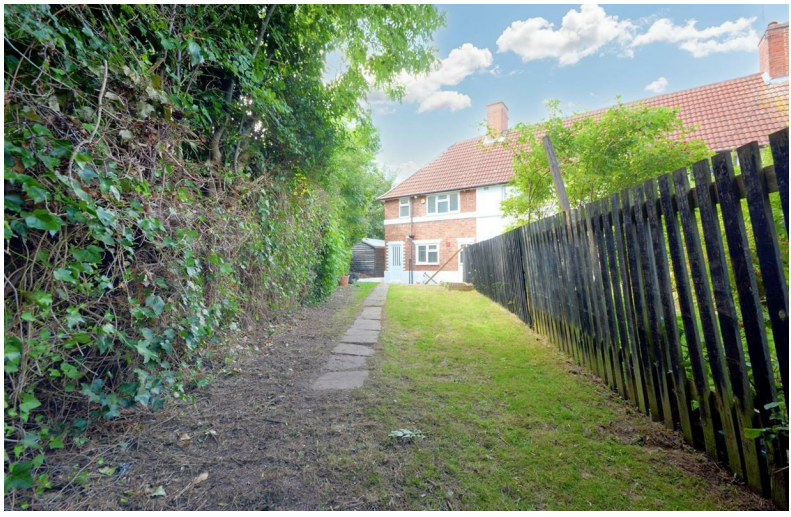
Robert Ellis

look no further...



Wensor Avenue,
Beeston, Nottingham
NG9 2HT

£200,000 Freehold

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A Beautifully Presented Three Bedroom End Terrace House With A Garage.

Situated in this popular and convenient residential location readily accessible for a wide range of local shops and amenities including schools, transport links, the University of Nottingham and Queens Medical Centre this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge diner and kitchen to the ground floor and to the first floor you will find two good sized double bedrooms a further single bedroom and bathroom.

To the front of the property you will find a lawned garden with a concrete driveway leading to the garage, mature trees and shrubs and gated side access leading to the generous private and enclosed rear garden which includes a patio area overlooking the lawn beyond and fence boundaries.

Having been updated and modernised by the current vendor this great property is offered to the market with the benefit of a range of modern fixture and fittings throughout, light and airy versatile living space and chain free vacant possession.

Entrance Hall
UPVC double glazed front door, stairs leading to the first floor, electric meter cupboard and door leading into the lounge diner.

Lounge Diner
13'7" x 11'7" (4.16m x 3.54m)
UPVC double glazed window to the front, carpet flooring, gas fire, radiator and door leading into the kitchen.

Kitchen
16'7" x 6'7" (5.06m x 2.01m)
Newly fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, radiator, extractor fan, two UPVC double glazed windows to the rear and a door leading to the rear garden.

First Floor Landing
UPVC double glazed window to the side, loft hatch, radiator and doors leading into the three bedrooms and bathroom.

Bedroom One
9'11" x 9'10" (3.03m x 3.02m)
UPVC double glazed window to the font, carpet flooring, feature fire place and radiator.

Bedroom Two
10'0" x 8'6" (3.07m x 2.61m)
UPVC double glazed window to the rear, carpet flooring, built in storage cupboard/wardrobe and radiator.

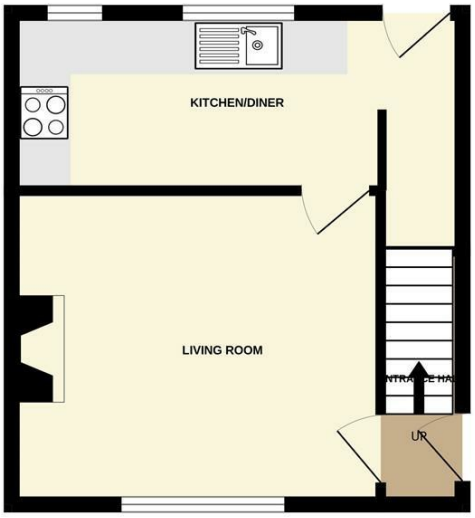
Bedroom Three
6'2" x 5'4" (1.89m x 1.65m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splashback, laminate flooring, extractor fan, radiator and obscured UPVC double glazed to the front.

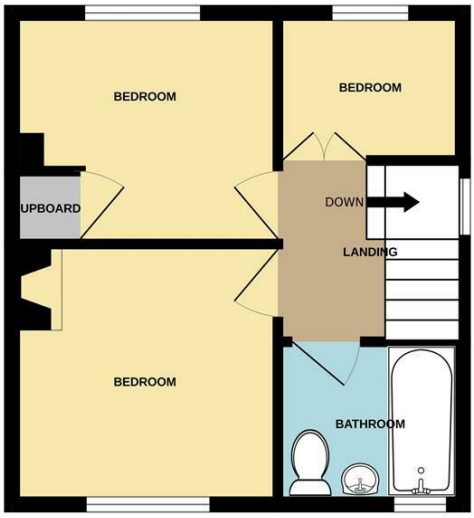
Outside
To the front of the property you will find a lawned garden with a concrete driveway leading to the garage, mature trees and shrubs and gated side access leading to the generous private and enclosed rear garden which includes a patio area overlooking the lawn beyond and fence boundaries.

Council Tax Band
Nottingham City Council Band A

GROUND FLOOR



1ST FLOOR



27 WENSOR AVENUE, BEESTON

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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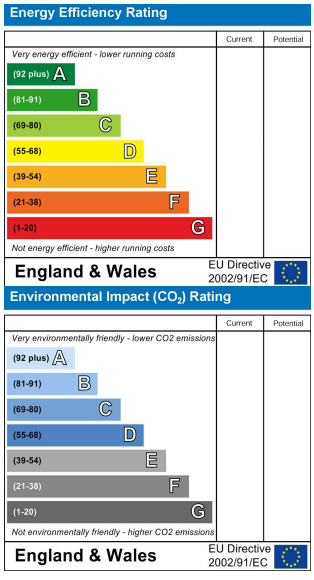

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.