Robert Ellis

look no further...

Harcourt Street,
Beeston, Nottingham
NG9 1EY

£270,000 Freehold

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A well proportioned three-bedroom semi-detached property offering great potential.

Situated just a short distance from Beeston High Street and therefore has the advantage of a variety of local amenities including shops, supermarkets, healthcare facilities, bars and restaurants, The University of Nottingham, and the Queens Medical Centre and excellent transport links, this wonderful property is considered an ideal opportunity for a range of potential purchasers including, first time buyers, young professionals and families looking to out their own stamp their purchase.

In brief the internal accommodation comprises; entrance hall, living room, dining room, and extended kitchen to the ground floor. Then rising to the first floor are three bedrooms and a family bathroom.

Outside to the front of property, gated access and pathway lead to entrance door, further side access leads to the private and enclosed rear garden.

Having retained much of its original character and charm this property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Porch
Wooden entrance door with feature leaded glazing leads to the entrance hall.

Entrance Hall
With carpet flooring, tiling to walls, stairs leading to the first floor and radiator.

Living Room
14'7" x 11'6" (4.45m x 3.52m)
Bay window to front, carpet flooring, feature fire place with Adam-style mantle and radiator.

Dining Room
11'6" x 11'6" (3.53m x 3.52m)
Window to the rear and side, carpet flooring, gas fire place with tile surround and radiator.

Kitchen
17'6" x 9'2" (5.35m x 2.81m)
Fitted with a range of wall, base and drawer units, rolled edged work surfaces with tiled splash back, sink and drainer unit with hot and cold taps, integrated electric oven with inset gas hob above and air filter over, feature original Aga, plumbing for washing machine, further appliance space, carpet flooring, radiator, windows to both the side and rear and doors to the side and rear.

First Floor Landing
Stairs rising from the ground floor, carpet flooring, loft hatch and doors leading into the bathroom and bedrooms.

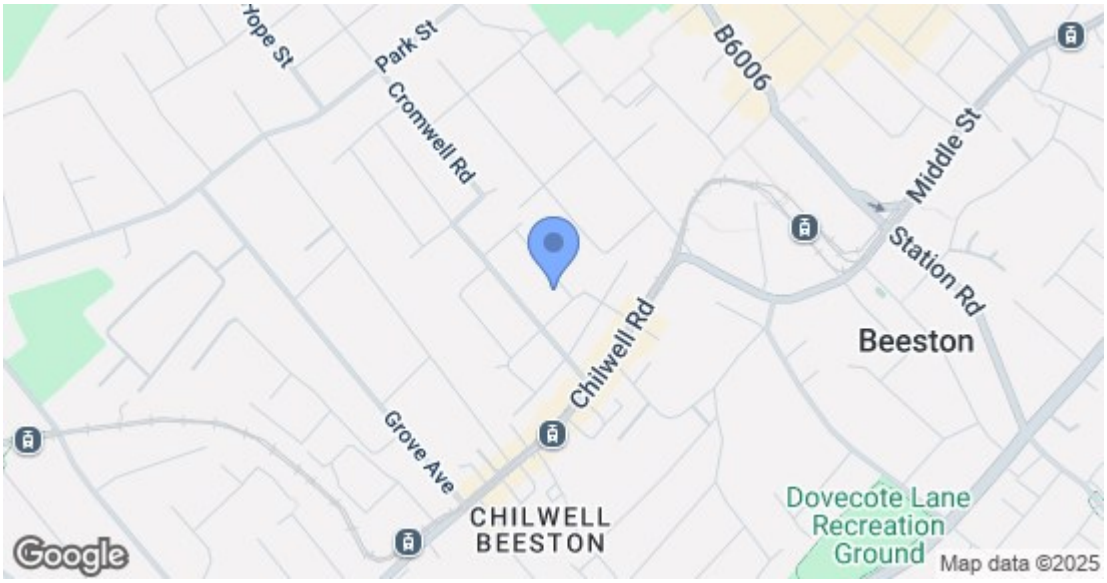
Bedroom One
15'0" x 11'7" (4.59m x 3.54m)
A carpeted double bedroom with fitted wardrobes, carpet flooring, radiator, inset shelving unit and two windows to the front.

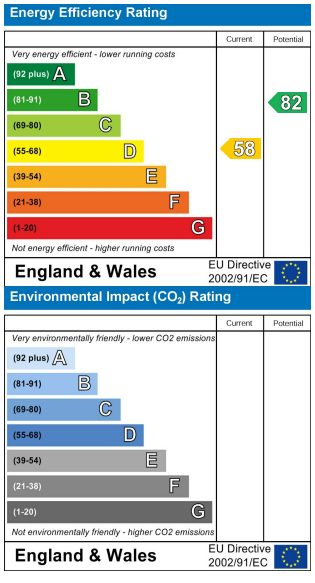
Bedroom Two
11'7" x 9'0" (3.54m x 2.75m)
A carpeted double bedroom with window to the rear and radiator.

Bedroom Three
9'2" x 5'8" (2.80m x 1.75m)
A carpeted room with fitted wardrobes, wall mounted boiler, radiator and window to the side.

Bathroom
Fitted with a three piece suite comprising; panelled bath with shower, inset double wash hand basins, low level WC, tiling to the walls and obscure window to the rear.

Outside
To the front of the property there is gated access that leads to the entrance door with a wall boundary, side access leads to the low maintenance, private and enclosed rear garden.





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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