Robert Ellis

look no further...

Austrey Avenue,
Beeston, Nottingham
NG9 2SX

£175,000 Freehold

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A well-proportioned, two-bedroom mid terrace property with the benefit of no upward chain.

Situated within close proximity to a variety of local amenities including shops, public houses, healthcare facilities, The University of Nottingham, The Queens Medical Centre and Wollaton Hall and Deer Park.

The fantastic property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase, including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance space, living room and kitchen to the ground floor. Then rising up to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a lawned garden and to the rear is an enclosed low maintenance pebbled garden with a paved seating area.

With the benefit of no upward chain this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance space.

Living Room
13'6" x 11'8" (4.12m x 3.57m)
Laminate flooring, radiator, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen
16'9" x 6'6" (5.12m x 1.99m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric oven, and gas hob. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Wall mounted boiler and UPVC double glazed window and door to the rear aspect.

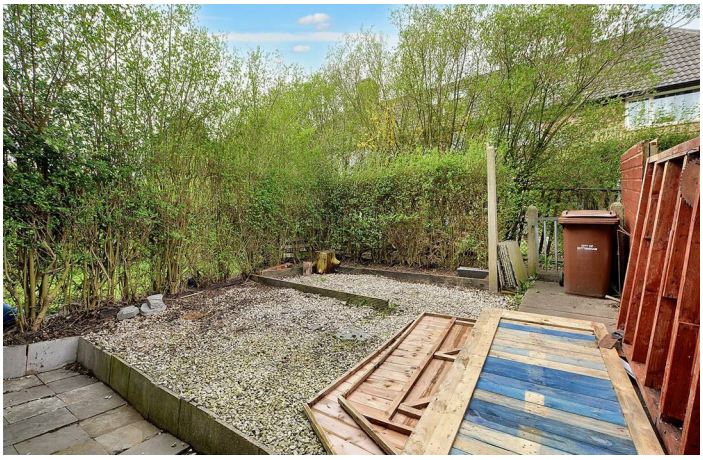
First Floor Landing
Access to the loft hatch and doors leading into the bathroom and three bedrooms

Bedroom One
13'3" x 9'10" (4.05m x 3.01m)
A carpeted room, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

Bedroom Two
9'7" x 8'6" (2.93m x 2.60m)
A carpeted room, with radiator, fitted storage cupboard housing the water tank and UPVC double glazed window to the rear aspect.

Bathroom
Three-piece suite incorporating walk in electric power shower with glass shower screen, wash hand basin and low flush WC, part tiled walls, radiator and UPVC double glazed windows to the rear aspect.

Outside
To the front of the property is a lawned garden, with a paved footpath to the front door. Then to the rear is an enclosed, low maintenance garden with a paved seating area and pebbled beyond.



GROUND FLOOR

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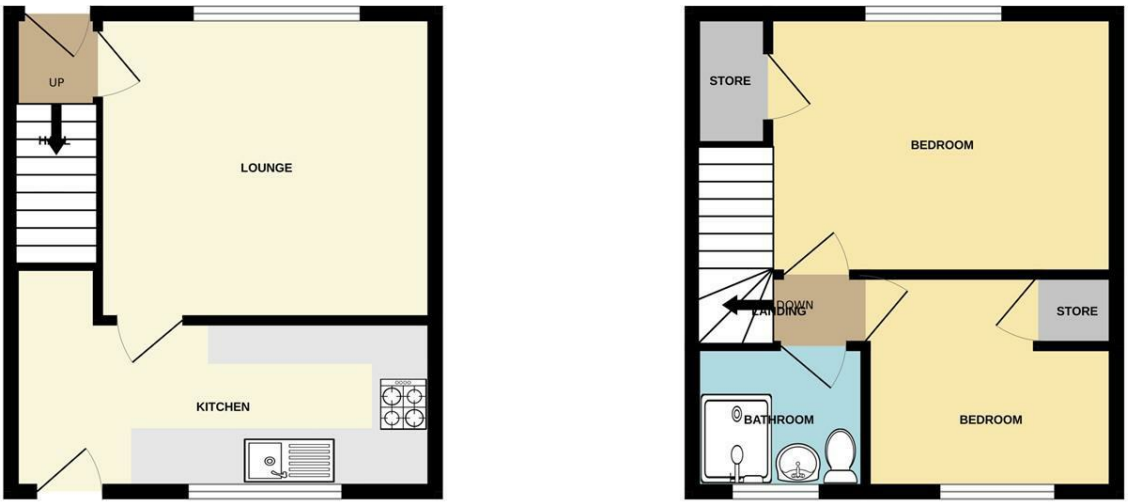
1ST FLOOR



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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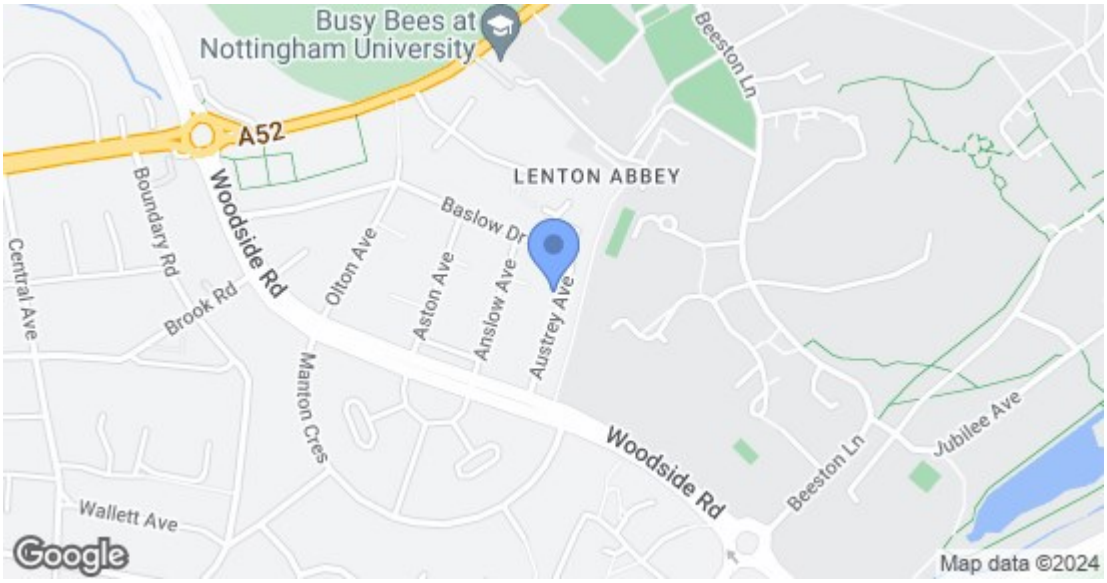

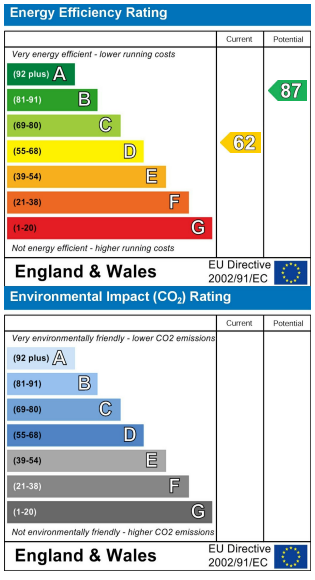

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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