

# Robert Ellis

look no further...



Victory Road,  
Beeston Rylands, Nottingham  
NG9 1LH

**£235,000 Freehold**

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A traditional two-bedroom mid terrace property with the benefit of no upward chain.

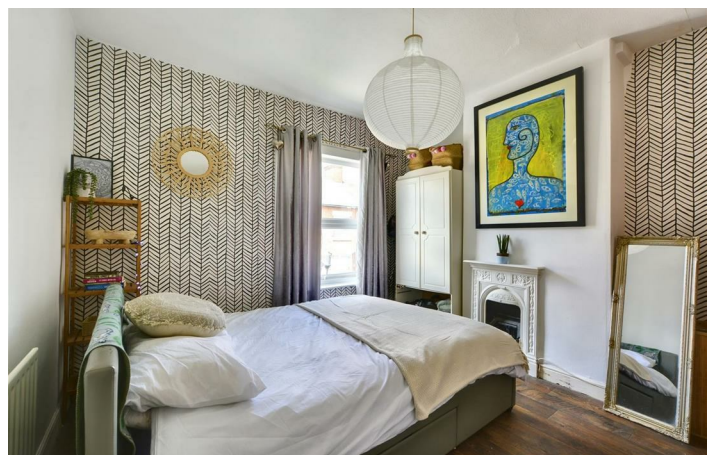
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

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

Outside the property has a walled frontage with a footpath to the front door. The rear garden is then enclosed with fenced boundaries.

With the advice gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



## Living Room

11'3" x 11'3" plus bay window (3.44 x 3.44 plus bay window )

Composite door through to living room, this has wooden floorboards, radiator, UPVC box bay window and wood burner fitted into the chimney breast with exposed brickwork.

## Dining Room

11'4" x 11'3" (3.46 x 3.44)

Wooden floorboards continue through to the dining room, here is also a radiator, restored cast iron fireplace, access to the under stairs cupboard and UPVC double glazed window to the rear aspect.

## Kitchen

10'4" x 6'11" (3.16 x 2.11)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker and fridge freezer. Wall mounted boiler and UPVC double glazed window and door to the rear garden.

## First Floor Landing

Access to loft hatch.

## Bedroom One

11'3" x 11'3" (3.45 x 3.43)

Radiator, original cast iron fireplace, fitted storage cupboard and UPVC double glazed window to the front aspect.

## Bedroom Two

11'5" x 8'2" (3.49 x 2.49)

Radiator, fitted storage cupboard and UPVC double glazed window to the rear aspect.

## Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in mains powered shower, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

## Outbuilding

This has power points giving the option to house additional white goods.

## Outside

To the front of the property there is a walled frontage with a paved footpath to the front door. The rear garden is enclosed with fenced boundaries, and to keep it low maintenance, it has been paved creating a nice outdoor seating area, there is also the addition of a large summer house currently set up as a bar.

## Material Information:

Freehold

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

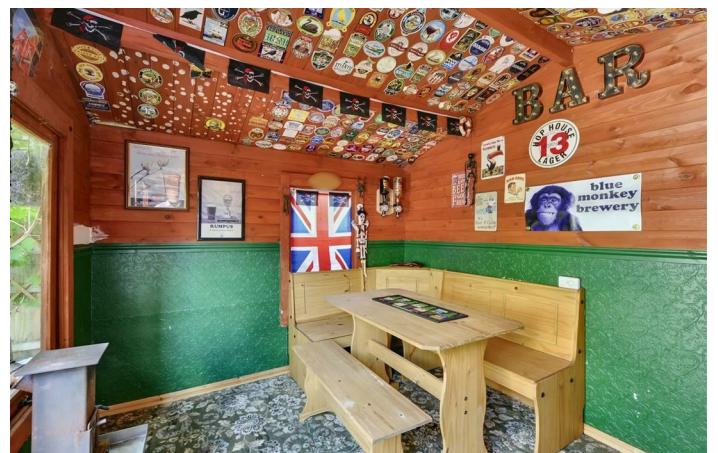
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

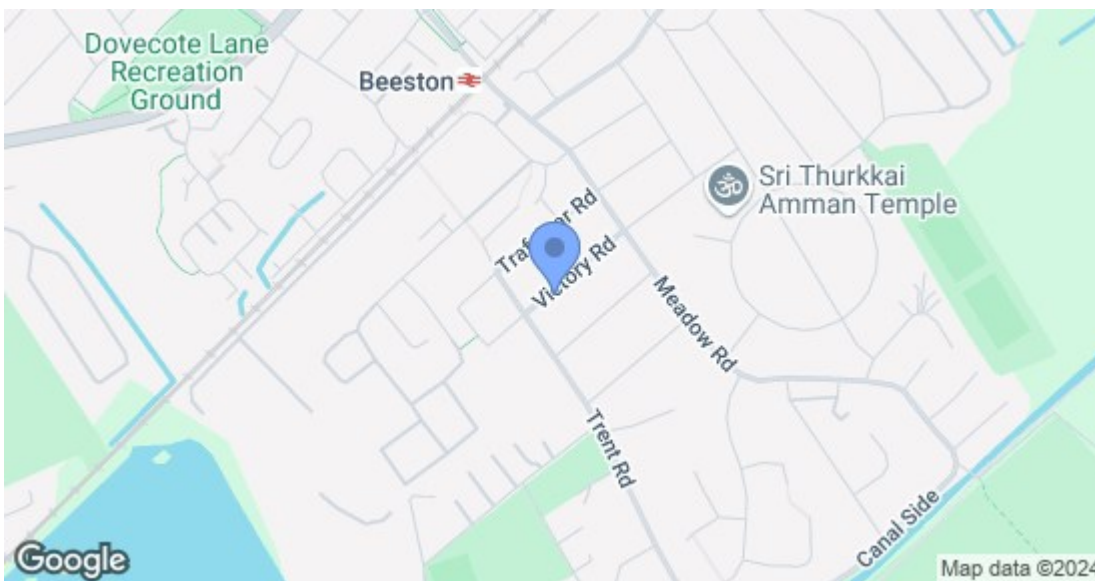
Has the Property Flooded?: No

## 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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