Robert Ellis

look no further...

Queens Road East,
Beeston, Nottingham
NG9 2GS

£315,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An extended three-bedroom, semi-detached property with the benefit of no upward chain.

The property would make the ideal purchase for a large variety of buyers including first time buyers, young professionals or anyone looking to add to an investment portfolio near to the Nottingham University.

Situated a short distance from Beeston High Street and Nottingham City Centre you are within easy reach of a large variety of local amenities to include shops, schools, parks, and the Queens Medical Centre.

In brief the property comprises; entrance hall, living room, dining room, kitchen, and downstairs Shower Room. Then rising to the first floor are three bedrooms and bathroom.

Outside to the front of the property is a paved driveway with ample off-street parking and gated access to the rear. This is lawned with hedged boundaries.

Also, with the advantage of a newly fitted combination boiler this property is well worthy of an early internal viewing.

Entrance
Door through to entrance hall with laminate flooring and radiator.

Dining Room
11'6" x 11'4" (3.51m x 3.46m)
Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

Living Room
11'10" x 11'10" (3.63m x 3.62m)
Laminate flooring, with radiator and archway through to the breakfast kitchen.

Kitchen
17'10" x 9'8" (5.44m x 2.95m)
A range of wall and base units with work surfacing over, one and half bowl sink with drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include dishwasher and washing machine, wall mounter boiler, UPVC double glazed window to the rear aspect and door to the side passage.

Downstairs Shower Room
Three-piece suite comprising walk in mains powered shower, low level WC and wash hand basin, fully tiled walls and UPVC double glazed window to the side aspect.

Bedroom One
13'11" x 10'9" (4.26m x 3.28m)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

Bedroom Two
10'11" x 9'4" (3.35m x 2.87m)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

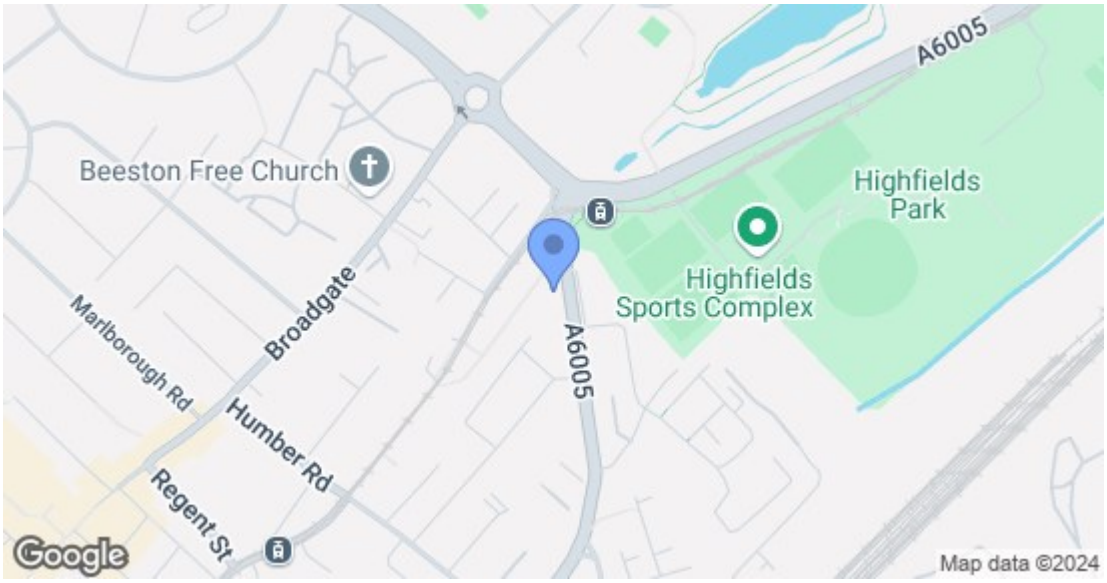
Bedroom Three
7'9" x 6'5" (2.37m x 1.97m)
Carpeted room, with radiator and UPVC double glazed window to the front aspect. Access to the loft hatch.

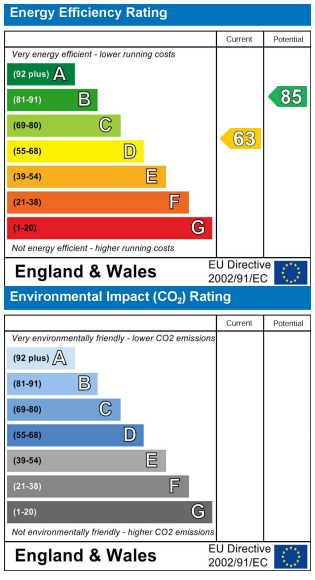
Bathroom
Three piece suite comprising bath, with tap shower fittings, low flush wc and wash hand basin, fully tiled and radiator.

Outside
To the front of the property there is paved driveway providing off road parking for multiple cars, gated side access then leads to the generous, private and enclosed rear garden, which is mainly laid to lawn and features mature shrubs and trees and a timber shed.

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: Granted for completed work.
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.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888