



Denison Street,  
Beeston, Nottingham  
NG9 1AY

**£240,000 Freehold**



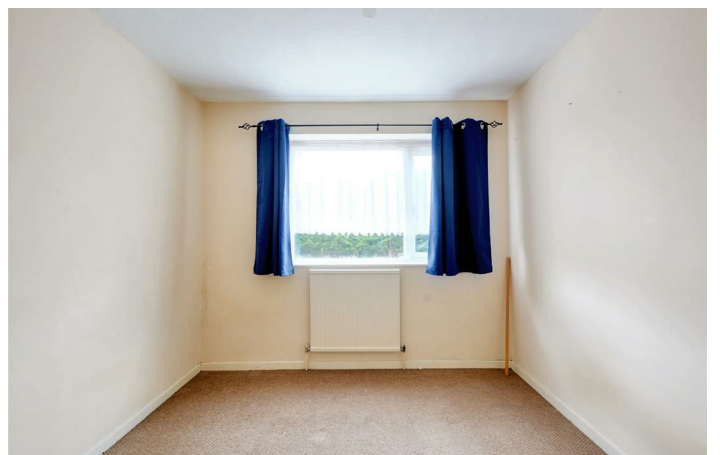
A lovely three-bedroom, mid-terrace house with the benefit of no upward chain.

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 wonderful 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; entrance hall, living room, dining room, kitchen and conservatory to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside to the front is a pebbled garden with footpath to the front door. The rear is then paved with a lawned beyond and access to the garage.

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



### Entrance

UPVC double glazed entrance door to the front, radiator and door leading into the lounge.

### Lounge

15'3" x 13'1" (4.66 x 4.00)

A carpeted reception room with UPVC double glazed window to the front aspect and radiator.

### Dining Room

10'11" x 7'9" (3.33 x 2.38)

A carpeted reception room, with UPVC double glazed window to the rear aspect and radiator.

### Kitchen

11'5" x 6'11" (3.49 x 2.13 )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashbacks, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, useful appliance space and door to the conservatory.

### Conservatory

8'1" x 5'8" (2.48 x 1.73 )

UPVC and brick construction, UPVC double glazed door leading to the rear garden.

### First Floor Landing

Access to the loft hatch and boiler cupboard.

### Bedroom One

12'9" x 9'1" (3.90 x 2.78 )

A carpeted room, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

10'10" x 9'1" (3.32 x 2.78 )

A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

5'10" x 6'1" (1.79 x 1.87)

A carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a pebbled front garden with a paved footpath to the front door. The rear is then enclosed with a paved seating area, lawned beyond. Allocated garage with the property that is directly behind the rear garden.

### Material Information:

Leasehold

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

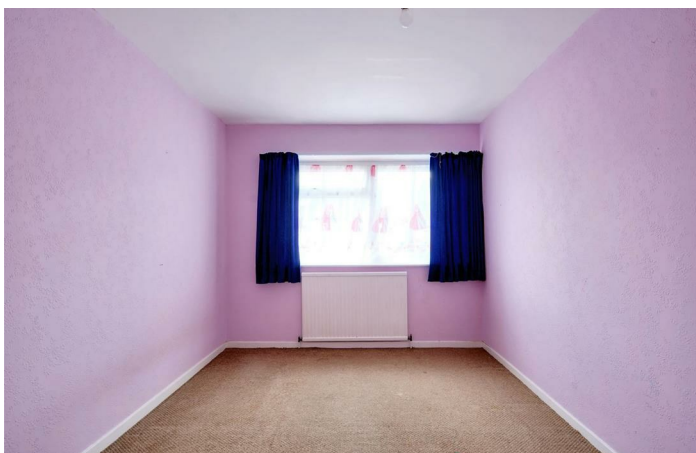
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

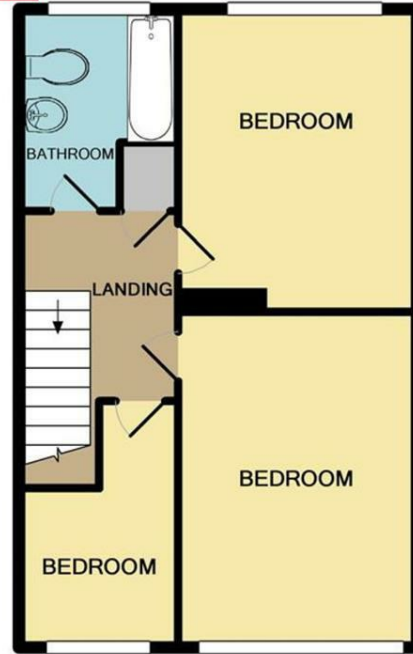
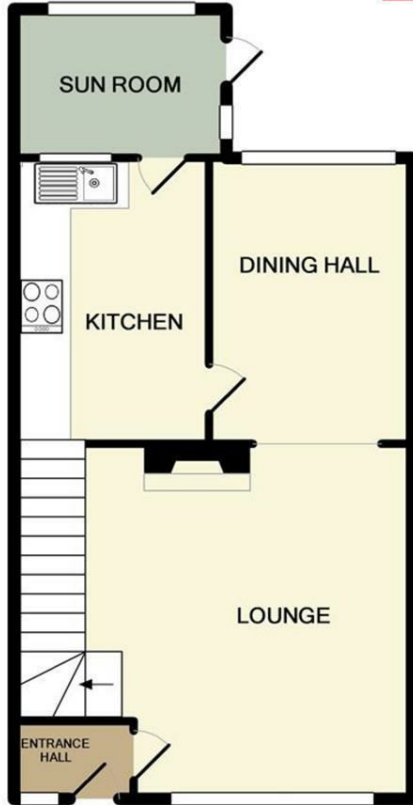
Has the Property Flooded?: No

### Disclaimer:

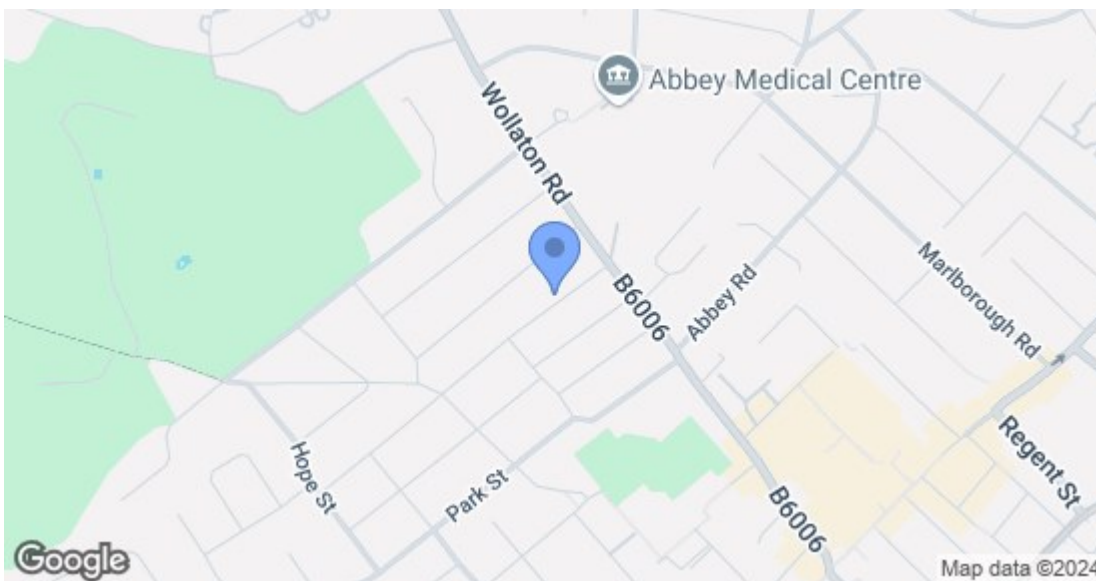
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



Robert Ellis  
ESTATE AGENTS



1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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