

Collington Street,  
Beeston, Nottingham  
NG9 1FJ

**£250,000 Freehold**



A three-storey three-bedroom mid-terrace house.

Available to the market with the benefit of chain free vacant possession, this extended property offers a deceptive interior, that will appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: sitting room, dining room, kitchen, rear hall and bathroom to the ground floor, beneath which is a cellar, rising to the first floor are two bedrooms, and rising to the second floor is a further bedroom.

Outside the property has a front garden with established shrubs and to the rear there is an enclosed garden with a gravel/yard area and a primarily lawned garden with patio, shrubs and a shed.

Occupying an enviable position within central Beeston, this excellent house is conveniently situated for a range of transport links, local shops, parks and a variety of other facilities.



A composite entrance door leads to sitting room.

#### Sitting Room

11'11" x 11'4" (3.64m x 3.47m )

UPVC double glazed window, and radiator.

#### Inner Hallway

With stairs to the first floor landing.

#### Dining Room

11'11" x 11'9" (3.65m x 3.60m )

UPVC double glazed window, radiator, and stairs down to the cellar.

#### Kitchen

10'11" x 6'5" (3.34m x 1.98m )

Fitted with a range of wall and base units, work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer tap, inset gas hob with extractor, inset electric oven, integrated washing machine, UPVC double glazed window, and tiled flooring.

#### Rear Hallway

Store cupboard and door to the exterior.

#### Bathroom

6'4" x 6'2" (1.95m x 1.89m )

Fitments in white comprising WC, pedestal wash-hand basin, bath with triton shower over, towel rail, fully tiled walls, UPVC double glazed window, tiled flooring, and extractor fan.

#### First Floor Landing

With stairs off to the second floor landing, and radiator.

#### Bedroom One

12'11" x 11'11" (3.94m x 3.64m )

UPVC double glazed window and radiator.

#### Bedroom Two

11'10" x 9'6" (3.62m x 2.90m )

UPVC double glazed window, radiator and useful under stairs cupboard.

Stairs off to second floor.

#### Bedroom Three

15'7" x 11'9" maximum overall measurements (4.77m x

3.60m maximum overall measurements)

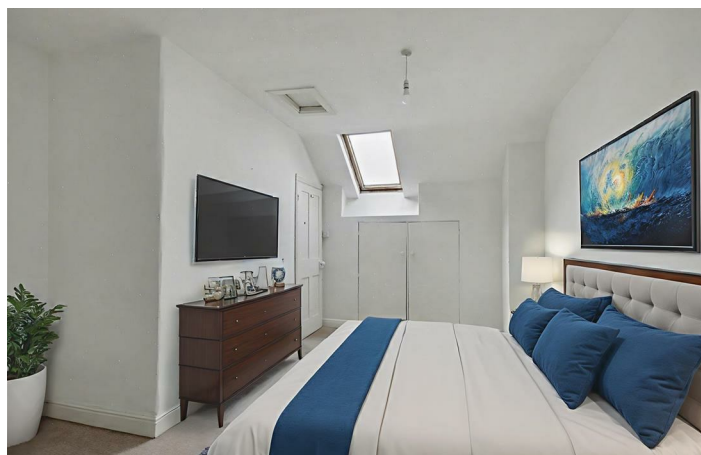
Velux window, radiator, eaves storage cupboard.

#### Outside

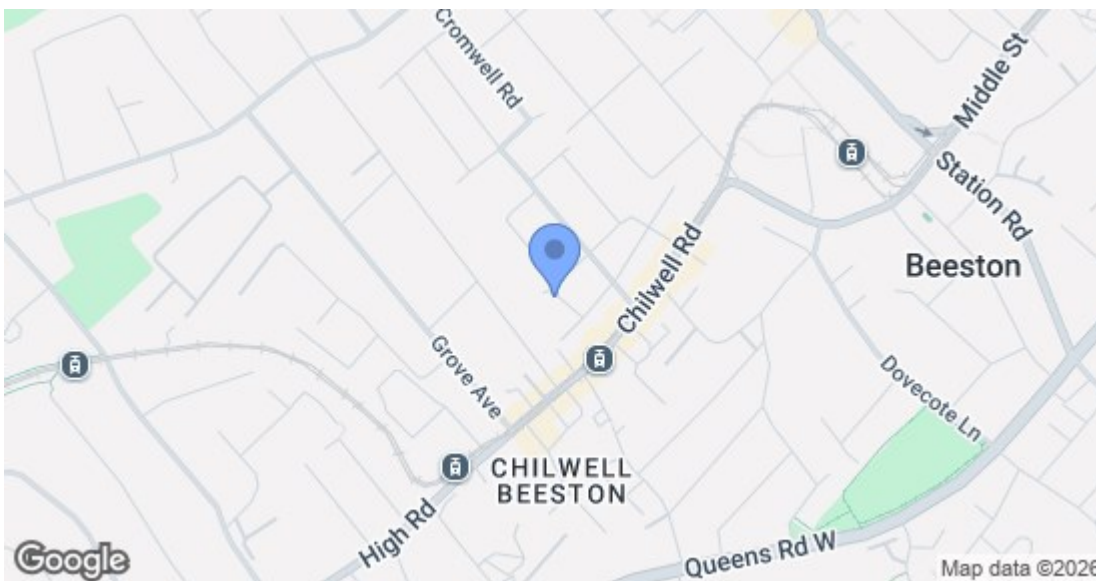
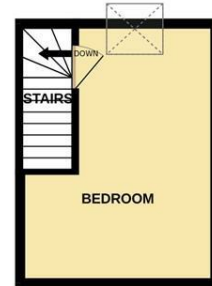
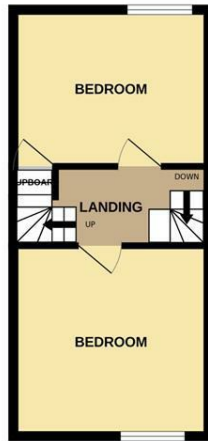
To the front the property has a hedge boundary and established shrubs, and a path to the front door. To the rear the property has a sun trap south facing enclosed yard/patio, primarily lawned garden with established shrubs, further patio and a timber shed.

#### 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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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