



The Cloisters,  
, Beeston  
NG9 2FR

**£290,000 Freehold**



A Well Proportioned, Three Bedroom Semi Detached Property with No Upward Chain.

Situated in this popular and convenient residential location readily accessible for a wide range of amenities including; shops, schools, transport and commuter links and within close proximity to The University of Nottingham and The Queens Medical Centre this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals and families.

In brief, the internal accommodation comprises: entrance porch, hallway, living room, dining room, kitchen, downstairs cloakroom and conservatory. Rising to the first floor there are three bedrooms and family bathroom.

Outside to the front of the property there is a driveway providing off road car standing with the garage beyond and area. To the rear of the property is a low maintenance garden which features a paved patio area and is enclosed with timber fencing .

Offered for sale with the benefit of no upward chain, ready to move in condition, except for some TLC to the internal decorations, UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



#### Entrance Porch

UPVC double glazed door to front and further door leading into entrance hall.

#### Entrance Hall

Entrance door to the front, carpet flooring, stairs leading to the first floor, useful under stairs storage cupboard, carpet flooring and doors leading into the downstairs cloakroom, lounge and Kitchen.

#### Downstairs Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity, partially tiled walls and obscured window to the front.

#### Living Room

12'9" x 11'5" (3.91m x 3.48m )

UPVC double glazed bay window to the front, feature fireplace, carpet flooring, radiator and opening leading into the dining room.

#### Dining Room

10'2" x 9'7" (3.11m x 2.93m )

UPVC double glazed sliding door leading to rear garden, carpet flooring and radiator.

#### Kitchen

10'2" x 7'10" (3.12m x 2.39m )

Fitted with a range of wall, base and drawer units, work surfaces, stainless steel sink and drainer unit, useful appliance space, tiling to walls and door leading into the conservatory.

#### Conservatory

UPVC and brick construction, space and plumbing for washing machine and dryer, UPVC double glazed door leading to the rear garden.

#### First Floor Landing

Stairs rising from ground floor, useful attic access and doors leading into the three bedrooms and bathroom

#### Bedroom One

12'7" x 11'6" (3.84m x 3.52m )

UPVC double glazed window to the front, fitted wardrobes, carpet flooring and radiator.

#### Bedroom Two

11'10" x 10'3" (3.61m x 3.14m )

UPVC double glazed window to the rear, fitted wardrobes, carpet flooring and radiator.

#### Bedroom Three

8'9" x 7'5" (2.69m x 2.28m)

UPVC double glazed windows to the front, carpet flooring and radiator.

#### Bathroom

Fitted with a three piece suite comprising; panelled bath with electric shower over, wash hand basin inset into vanity unit, low level WC, tiling to walls, laminate flooring, radiator and UPVC double glazed window to the rear.

#### Outside

Outside to the front of the property there is a driveway providing off road car standing with the garage beyond and a lawned area with shrub boundary to the side. To the rear of the property is a low maintenance garden which is mainly laid to lawn, features a paved patio area and is enclosed with timber fencing.

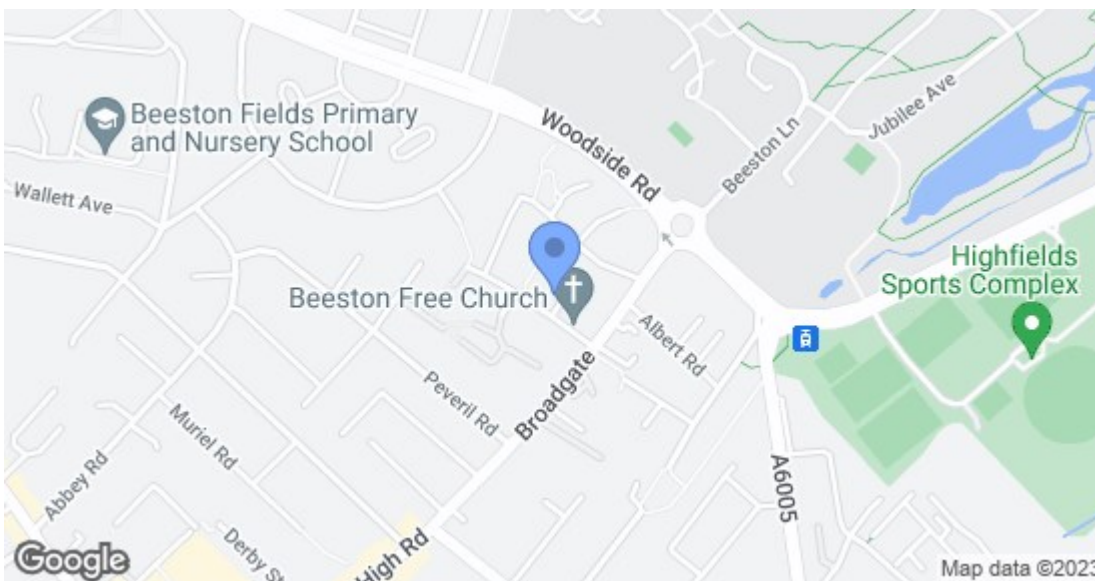
#### Council Tax Band

Broxtowe Borough Council Tax Band D





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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.