Robert Ellis

look no further. . .

Wallett Avenue,
Beeston, Nottingham
NG9 2QR

£285,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A Spacious three-bedroom semi-detached house.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including: schools, transport links, The University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including: first time buyers, young professionals, families, and investors.

In brief the internal accommodation comprises: entrance hall, WC, kitchen, and a lounge to the ground floor, with three good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a lawned garden with mature trees and shrubs, and a concrete shared driveway, with gated side access leading to the generous, private and enclosed rear garden, which includes a patio, overlooking the lawn beyond, with a decking area, perfect for entertaining, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.

Having been upgraded and redecorated by the current vendors, including a newly fitted kitchen, this great property is offered to the market with the benefit of: UPVC double glazing and gas central heating throughout, a range of modern fixtures and fittings and ready to move in condition. An early internal viewing comes highly recommended.

Entrance Hallway
Composite entrance door, laminate flooring, UPVC double glazed window to the front, radiator, stairs leading to the first floor, useful under stairs space housing the 'Worcester' combination boiler and space for a tumble dryer, and doors to the lounge, kitchen and WC.

WC
Fitted with a low level WC, wall mounted wash hand basin, tiled flooring and UPVC double glazed window to the side.

Kitchen
11'11" x 9'8" (3.64m x 2.97m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, induction hob with air filter over, integrated fridge freezer and washing machine, UPVC double glazed window to the rear and side, vertical radiator, tiled flooring and UPVC double glazed door to the rear.

Lounge
14'4" x 12'10" (4.39m x 3.93m)
A carpeted reception room with UPVC double glazed window to the front and rear, gas fire with Adam-style mantle, and a radiator.

First Floor Landing
With a useful built in storage cupboard, UPVC double glazed window to the front, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
12'10" x 11'7" (3.92m x 3.54m)
A carpeted double bedroom with UPVC double glazed window to the front and side and radiator.

Bedroom Two
9'6" x 7'10" (2.92m x 2.39m)
A carpeted bedroom with UPVC double glazed window to the side and radiator.

Bedroom Three
8'6" x 7'10" (2.61m x 2.39m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three piece suite comprising: panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, UPVC double glazed window to the rear and heated towel rail.

Outside
To the front of the property you will find a lawned garden with mature trees and shrubs, and a concrete shared driveway, with gated side access leading to the generous, private and enclosed rear garden, which includes a patio, overlooking the lawn beyond, with a decking area, perfect for entertaining, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.

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: Shared Driveway.
Planning Permissions/Building Regulations: 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.

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

26 WALLETT AVENUE, BEESTON

TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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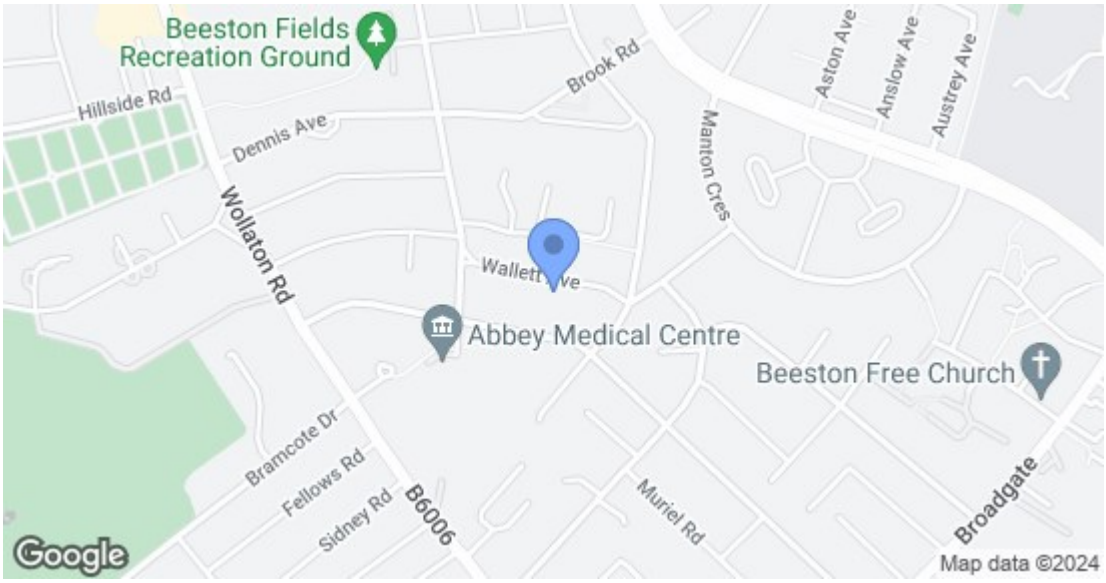

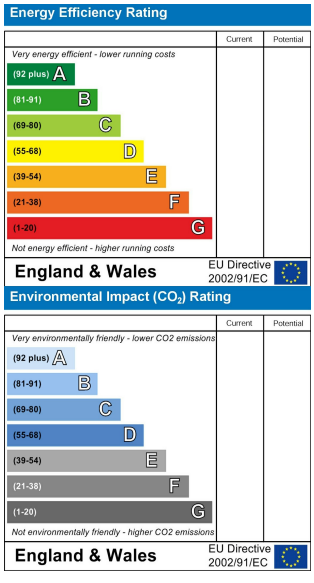

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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