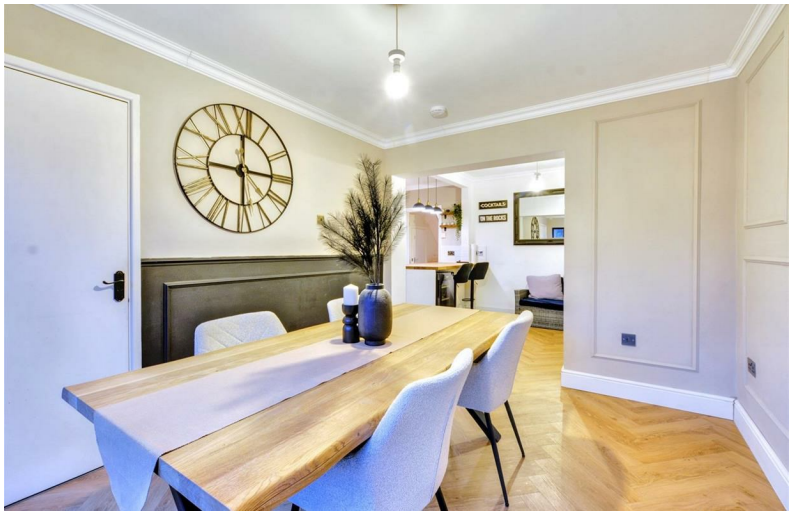
Robert Ellis

look no further. . .



Marlborough Road,
Beeston, Nottingham
NG9 2HN

£360,000 Freehold

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A spacious three-bedroom, semi-detached property with a modern open plan kitchen and living space on the ground floor.

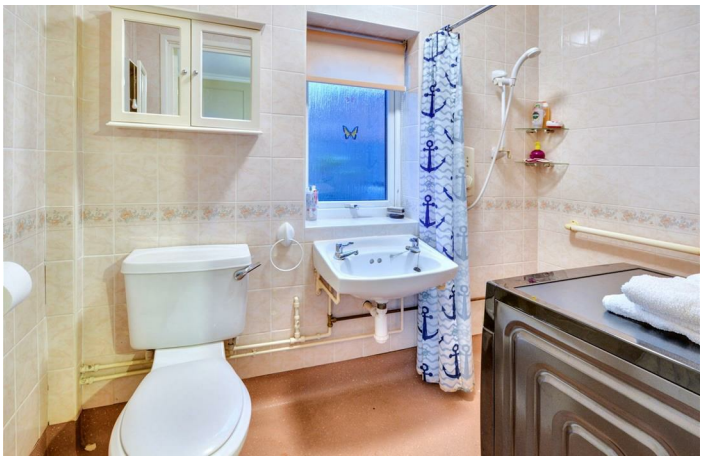
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, living room and open plan kitchen diner and living space, and wet room to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

Outside to the front of the property are some mature shrubs and a block paved driveway with ample off-road parking. The enclosed rear garden is primarily lawned with a decked seating area and fenced boundaries.

Having been partly refurbished by the current homeowners, this brilliant property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Porch
UPVC double glazed door through to the entrance porch.

Entrance Hall
Secondary UPVC double glazed door through to the entrance hall, with traditional tiled flooring, radiator, and access to under the stair's storage cupboard.

Living Room
17'1" x 11'8" (5.21m x 3.56m)
A spacious reception room with carpeted flooring, radiator, gas fire and UPVC double glazed bay window to the front aspect.

Open Plan Kitchen Dining Room

Kitchen Area
18'5" x 12'7" (5.62m x 3.86m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer. Space and fittings for freestanding appliances to include rangemaster five ring gas cooker and wine cooler. Integrated appliances to include fridge freezer and dishwasher. Two UPVC double glazed windows to the side aspect.

Dining Area
11'10" x 9'8" (3.62m x 2.95m)
A recently renovated area with herring bone flooring, radiator and UPVC double glazed French doors to the rear garden.

Downstairs Wet Room
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, wall mounted electric power shower, radiator, fully tiled walls and UPVC double glazed window to the side aspect.

First Floor Landing
A carpeted landing with access to the loft hatch.

Bedroom One
12'3" x 10'0" (3.74m x 3.07m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
11'10" x 10'6" (3.61m x 3.21m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

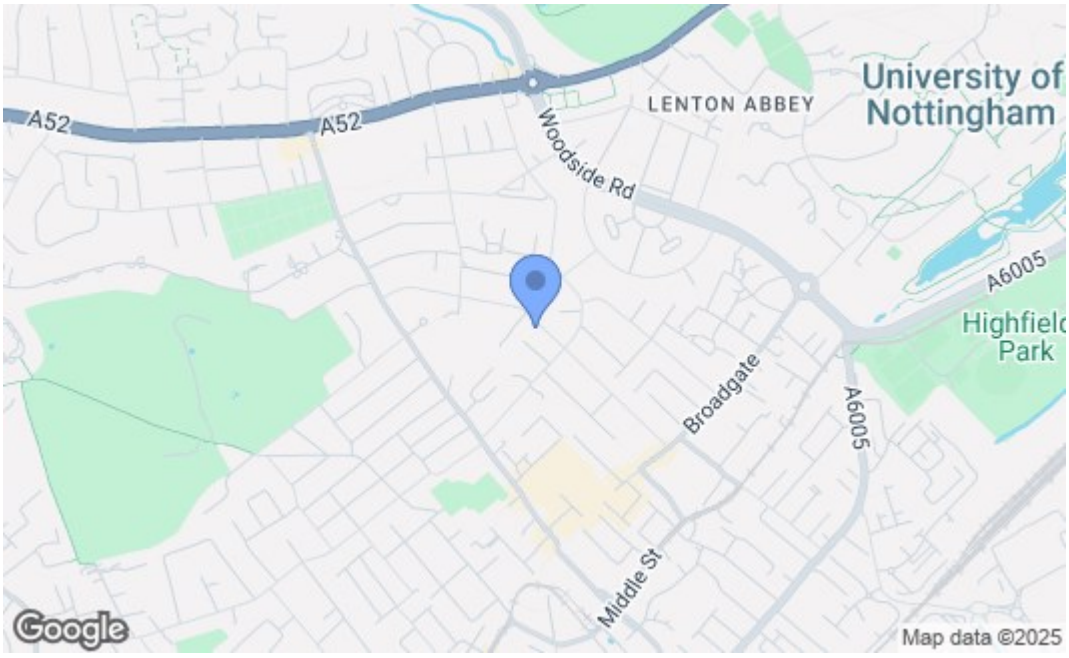
Bedroom Three
8'0" x 7'10" (2.46m x 2.39m)
A carpeted single bedroom, currently set up with fitted wardrobes, a radiator and UPVC double glazed window to the side aspect.

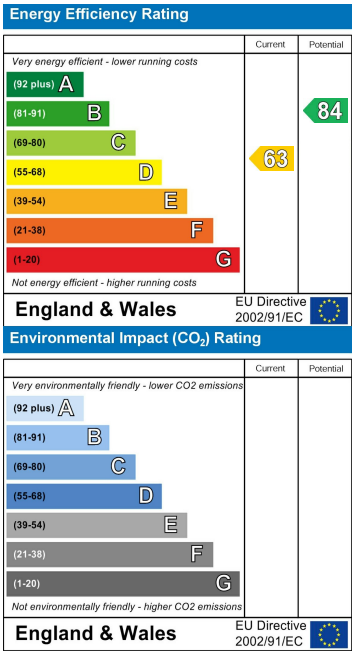
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and bath, part tiled walls, access to the airing cupboard and UPVC double glazed windows to both the side and rear.

Outside
The front of the property are some mature shrubs and block paved driveway, and gated side access leading to the rear garden. The rear is primarily lawned with a decked seating area and access to the garage.

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: Yes - for completed ground floor extension.
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.





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