Robert Ellis

look no further...

Victory Road,
Beeston Rylands, Nottingham
NG9 1LH

£190,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A well presented traditional mid-terrace house.

Offering modern fixtures and fittings throughout, this excellent house benefits from a conservatory and WC to the rear and is likely to be of great appeal to a first time buyer or investor.

In brief, the internal accommodation comprises: Entrance hallway, sitting room, kitchen, bathroom, conservatory and WC to the ground floor. Rising to the first floor are two bedrooms and a shower room.

Outside the property has a walled frontage and to the rear has an enclosed primarily lawned garden with a patio.

Ideally situated for easy access to Beeston train station and canal and well placed for a range of local shops and other amenities, this great property is well worthy of viewing.

Entrance Hallway
A UPVC double glazed entrance door leads to hallway with stairs off to first floor landing.

Sitting Room
11'11" x 11'7" (3.65 x 3.55)
With UPVC double glazed window and radiator.

Kitchen
13'0" x 9'0" (3.98 x 2.76)
With fitted wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for washing machine and dishwasher, window and useful under stairs cupboard.

Bathroom
Incorporating a two piece suite comprising pedestal wash hand basin, bath with Triton shower over, part tiled walls, wall mounted towel rail and window.

Conservatory
11'6" x 5'10" (3.51 x 1.78)
With UPVC double glazed windows and patio door to the exterior.

WC
With WC, wall mounted wash hand basin, heated towel rail and extractor fan.

First Floor Landing

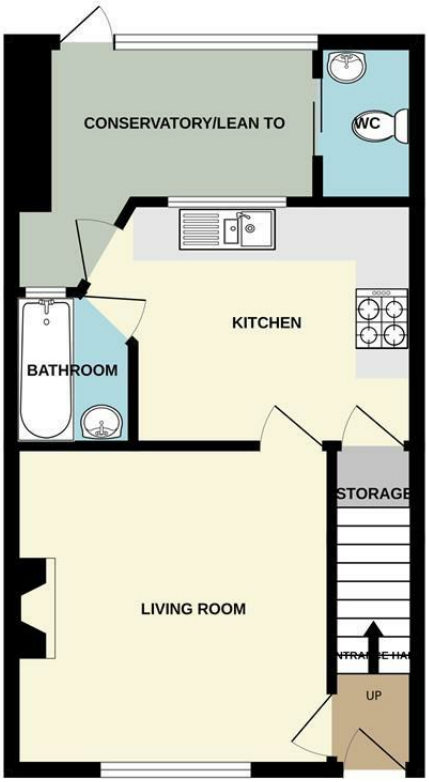
Bedroom One
11'11" x 11'11" (3.65 x 3.64)
With UPVC double glazed window, radiator and over stairs cupboard.

Bedroom Two
10'9" x 9'1" (3.30 x 2.78)
With UPVC double glazed window, radiator and feature cast iron fireplace.

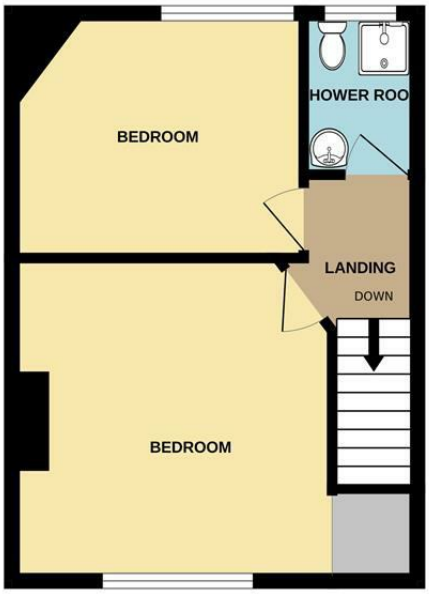
Shower Room
With modern fitments comprising WC, pedestal wash hand basin, shower cubicle with mains controlled shower over, extractor fan, fully tiled walls, tiled flooring and wall mounted heated towel rail.

Outside
To the front the property has a walled boundary and to the rear has an enclosed garden with a patio, lawn, stocked beds and borders and a timber shed.

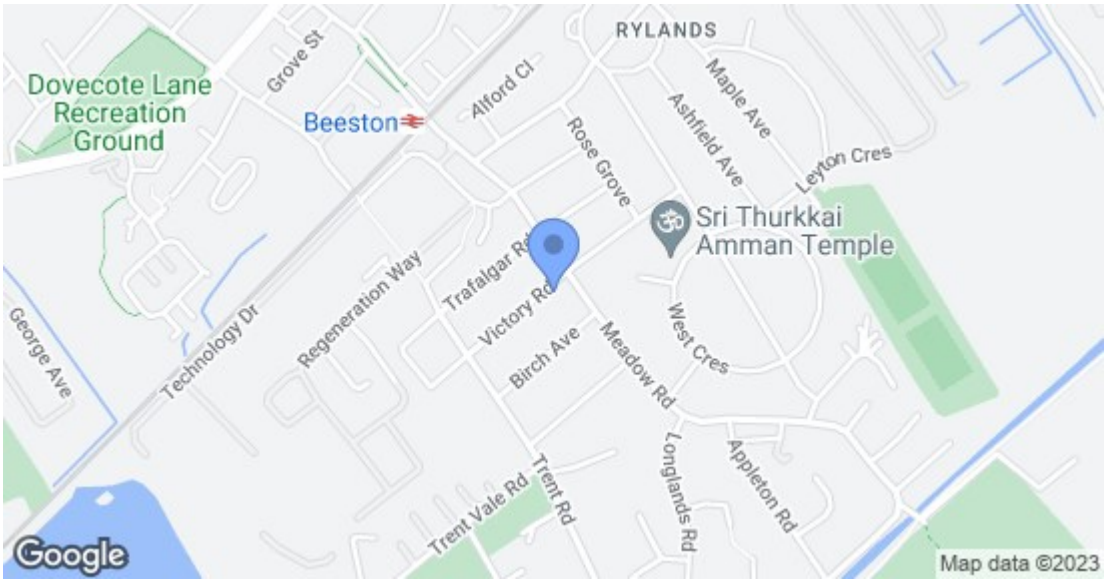
GROUND FLOOR

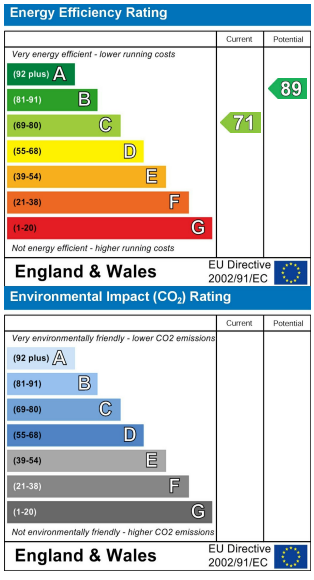


1ST FLOOR



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.
Made with Metropix ©2022





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888