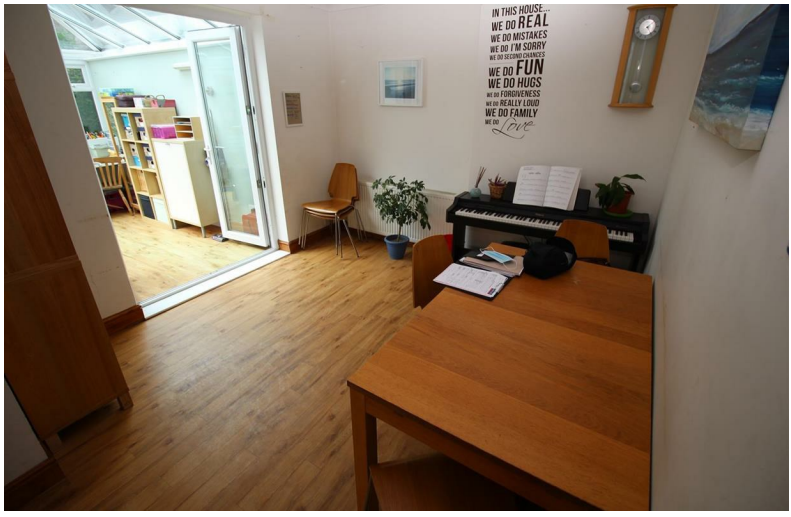
Robert Ellis

look no further. . .



86 City Road
Beeston, Nottingham NG9 2LQ

EXTENDED SEMI DETACHED HOUSE, CURRENTLY OFFERING 4 BEDROOMS AND THREE BATHROOMS.

Guide Price £250,000 Freehold

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ENJOYING THIS CENTRAL BEESTON LOCATION, AN EXTENDED SEMI DETACHED HOUSE, CURRENTLY OFFERING THREE DOUBLE BEDROOMS ON THE FIRST FLOOR WITH TWO BATHROOM AND FURTHER ATTIC ROOM, (CURRENTLY USED AS A BEDROOM.)

The gas centrally heated and double glazed accommodation extends, via an entrance hall, to lounge with window to the front, dining room, being open plan to a kitchen with utility space, ground floor reception room/study, occasional bedroom 5, shower room/w.c. and rear conservatory. Rising to the first floor are three double bedrooms, the master with en suite bathroom/shower and w.c., family shower room/w.c. with stairs off the first floor landing to an attic room, currently used as a bedroom.

Off-street car standing space to a forecourt at the front and an enclosed, private, sunny aspect garden to the rear. A particularly spacious home for family occupation or letting.

Early viewing highly recommended.

ENTRANCE HALL
Double glazed entrance door, stairs to the first floor and door to:

LOUNGE
14'8" x 10'9" (4.492 x 3.277)
Feature Adam style fireplace with inset living flame gas fire, radiator and double glazed bay window to the front.

DINING ROOM
10'11" x 10'7" (3.328 x 3.233)
Radiator and double glazed French doors to rear conservatory.

CONSERVATORY
13'1" x 8'6" (3.997 x 2.6)
Double glazed windows and doors to the rear garden.

KITCHEN/UTILITY
14'10" x 10'8" plus additional utility 6'1" x 4'9" (4.538 x 3.265 plus additional utility 1.873 x 1.44)
A comprehensive range of fitted wall and base cupboards with attractive contrasting tiled splashbacks, inset 1½ bowl sink unit with mixer tap, appliance space, plumbing for washing machine/dryer and drawer bank, windows to the side and rear and doorway to:

STUDY/OCCASIONAL BEDROOM 5
11'9" x 8'11" overall (3.582 x 2.733 overall)
Radiator, double glazed window to the front and door to:

SHOWER ROOM
Comprising shower cubicle, low flush w.c. and pedestal wash hand basin, fully tiled walls and splashbacks, ceramic tiled flooring, extractor and double glazed window to the side.

FIRST FLOOR LANDING
Radiator and access to bedrooms and shower room and staircase to attic room/storage

BEDROOM 1
18'4" x 9'4" (5.603 x 2.862)
Laminate flooring, windows to the front and side and door to:

EN SUITE BATHROOM
Incorporating a white three piece suite comprising panel bath with shower over (off the boiler,) low flush w.c. and pedestal wash hand basin, radiator, ceramic tiled flooring, tiled splashbacks and double glazed window to the rear.

BEDROOM 2
15'7" x 9'11" overall (4.764 x 3.044 overall)
The amalgamation of of two previous bedrooms with radiator and twin double glazed windows to the front.

BEDROOM 3
10'9" x 10'3" (3.281 x 3.126)
Radiator, UPVC double glazed window to the rear.

SHOWER ROOM/W.C.
Incorporating a white three piece suite comprising shower cubicle, low flush w.c. and pedestal wash hand basin, radiator, tiled splashbacks and double glazed window to the rear.

ATTIC ROOM/STORAGE/CURRENTLY USED AS BEDROOM
19'8" x 9'7" overall (6 x 2.926 overall)
Twin Velux roof lights and radiator.

OUTSIDE
Brick/block paved car standing at the front with retaining wall and wrought iron gates, enclosed rear garden with concrete patio, garden shed and lawns, fenced, walled and enclosed with a sunny aspect.

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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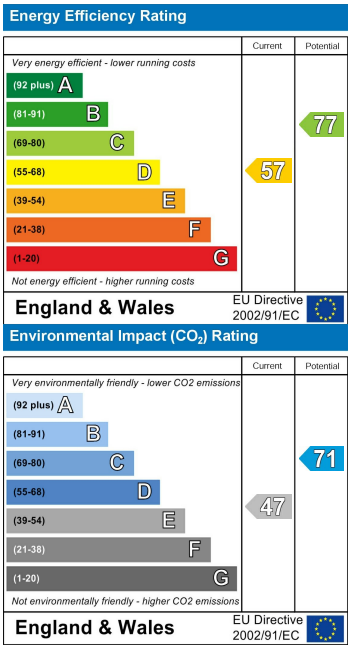

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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