Robert Ellis

look no further...

Imperial Avenue,
Beeston, Nottingham
NG9 1EZ

£265,000 Freehold

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A lovely two-bedroom, end of terrace property with the benefit of no upward chain.

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 wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance porch, through to an entrance hall, open plan living dining room, kitchen and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a walled frontage with a low maintenance slate chipping area and stepped footpath to the front door. The enclosed rear garden is primarily lawned

Having been well maintained by the current vendor this fantastic 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.

Hallway
Secondary door through to the entrance hall with hard wood flooring.

Living Dining Room
10'11" x 28'1" (3.33m x 8.58m)
A carpeted room, with radiator, gas fire and UPVC double glazed windows to the front and rear aspect.

Kitchen
12'3" x 7'11" (3.74m x 2.43m)
A range of wall and base units with work surfacing over and tiled splashbacks, one sink with mixer tap, inset gas hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and integrated washing machine. Access to the pantry cupboard and UPVC double glazed window to the rear aspect.

Downstairs WC
Low flush WC, radiator and UPVC double glazed window to the side aspect.

Rear Lobby
UPVC double glazed door to the rear garden.

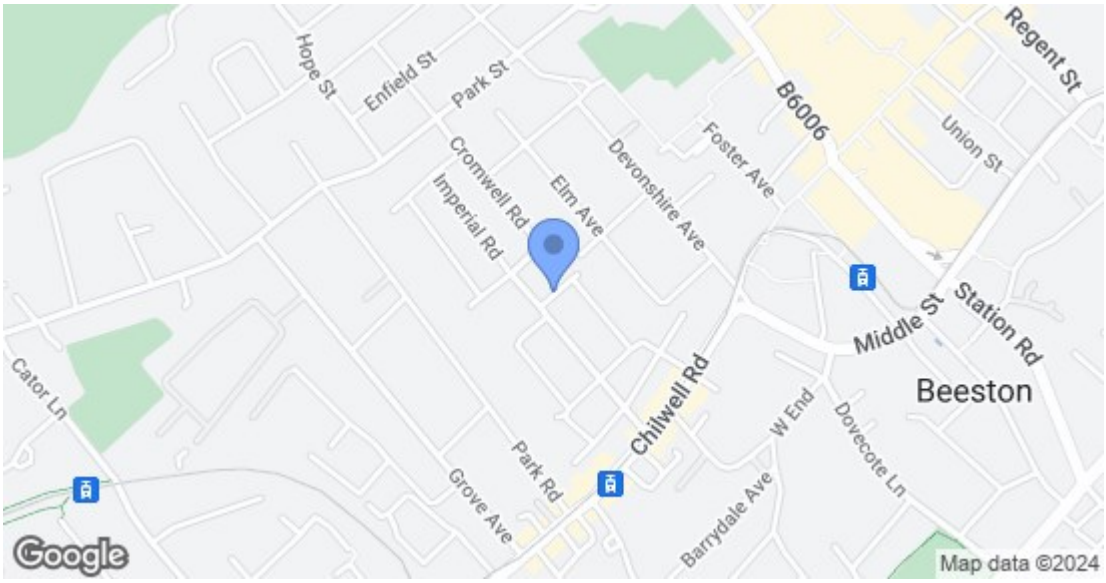
First Floor Landing
Access to the loft hatch.

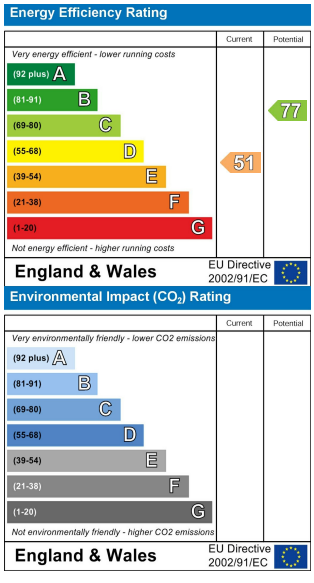
Bedroom One
12'4" x 11'10" (3.76m x 3.61m)
A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
9'10" x 8'4" (3.02m x 2.55m)
A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric shower with glass shower screen, part tiled walls, radiator fitted storage cupboard housing the boiler and UPVC double glazed window to the rear aspect.

Outside
To the front is a walled frontage with a low maintenance slate chipping area and stepped footpath to the front door. The enclosed rear garden is primarily lawned, with flower beds and fenced boundaries.





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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