Robert Ellis

look no further...

Cornwall Avenue,
Beeston, Nottingham
NG9 1NL

£260,000 Freehold

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A well proportioned three bedroom, semi detached property sitting on a spacious corner plot within walking distance to both Beeston High Street and Beeston Lock. Suitable for a large variety of buyers including first time buyers, young families or any buyer looking to relocate to this popular location.

The property is situated within close proximity to a large variety of local amenities including, shops, supermarkets, bars and restaurants. There is also easy access to Nottingham University and the Queens Medical Centre. The location of the property also benefits from local bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Kitchen and Downstairs Bathroom. Then rising to the first floor are three well proportioned bedrooms.

There is also the advantage of a lawned garden to the front and side of the property with a footpath to the front entrance. Then to the rear is an enclosed garden, primarily lawned with both a paved and decked seating area. There is also a gated driveway leading to a detached garage, with power.

With the benefit of double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed entrance through to entrance hall.

Living Room
15'11" x 12'11" (4.871 x 3.961)
Laminate flooring, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen
9'4" x 9'1" (2.857 x 2.791)
A range of wall, base and draw units with work surfaces over inset sink with drainer. Space and fittings for freestanding appliances to include gas cooker, fridge/freezer and washing machine. UPVC double glazed window and door to the rear garden.

Bathroom
Three piece suite to include walk in corner, electric power shower, wash hand basin and WC. Fully tiled walls and radiator.

Bedroom One
12'6" x 9'11" (3.831 x 3.026)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
9'1" x 11'9" (2.790 x 3.595)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
6'4" x 8'3" (1.953 x 2.533)
Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

Outside
There is also the advantage of a lawned garden to the front and side of the property with a footpath to the front entrance. Then to the rear is an enclosed garden, primarily lawned with both a paved and decked seating area. There is also a gated driveway leading to a detached garage with power).

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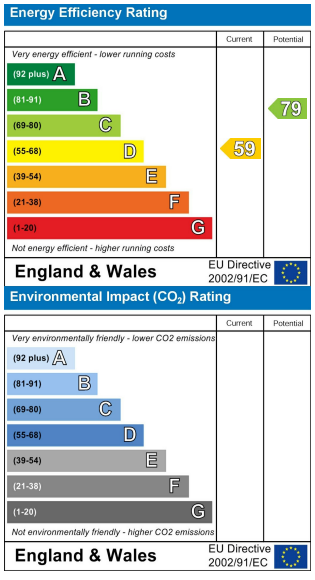
ESTATE AGENTS



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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