Robert Ellis

look no further...

Woodside Road,
Beeston, Nottingham
NG9 2SB

£225,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A surprisingly spacious three bedroom end-terrace house.

This property is set back from the road with the benefit of off street parking for three vehicles, which in turn leads to a detached brick built garage. Situated in this popular and convenient residential location, ideally situated for The University of Nottingham, Queens Medical Centre and the vibrant town centre of Beeston.

The property comes to the market with no upward chain and benefits from gas fired central heating. The accommodation comprises; entrance hall, lounge, dining kitchen. First floor landing to three bedrooms and bathroom.

The property would suit first time buyers, young families and long term buy to let investors.

Entrance Hall
UPVC front entrance door, radiator and stairs to the first floor.

Lounge
13'5" x 11'1" (4.09m x 3.38m)
Window to the front and radiator.

Dining Kitchen
16'8" x 8'3" (5.09m x 2.54m)
Fitted range of wall, base and drawer units, work surfacing, inset one and half bowl stainless steel sink and single drainer unit. Built in electric oven and gas hob. Plumbing and space for washing machine. Under stair store cupboard with window. Window and door to rear garden.

First Floor Landing
Window and loft hatch.

Bedroom One
9'11" x 9'6" (3.03m x 2.9m)
Radiator and window to the front.

Bedroom Two
10'0" x 8'7" (3.07m x 2.62m)
Fitted cupboard and window to rear.

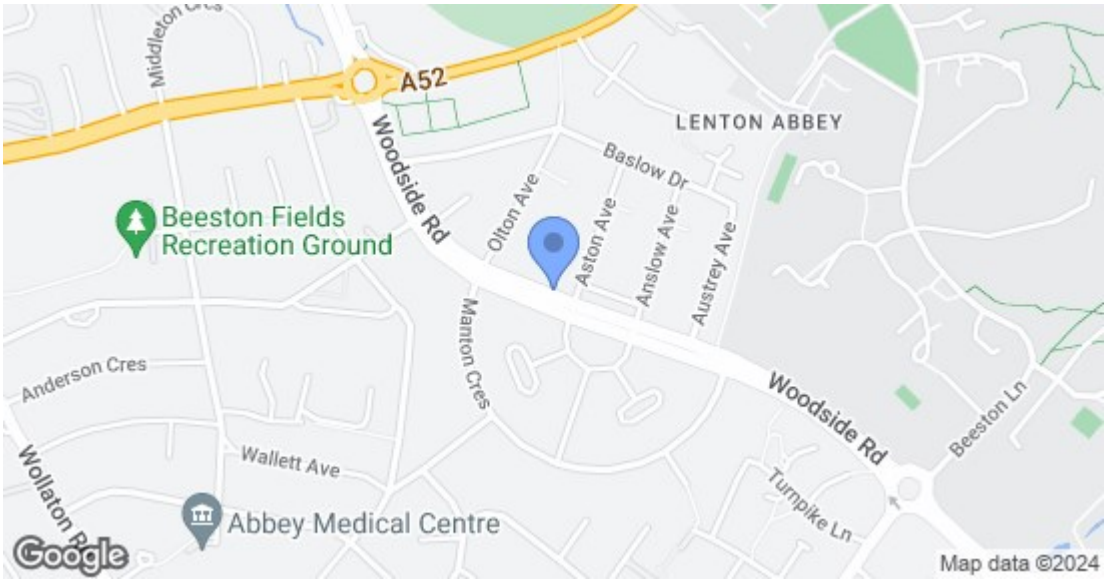
Bedroom Three
7'11" x 6'11" (2.42m x 2.13m)
Window and radiator to rear.

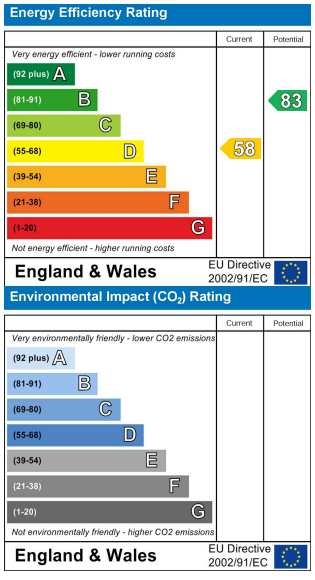
Bathroom
6'7" x 6'5" (2.01m x 1.96m)
Fitted with a three piece suite comprising; wash hand basin, low flush WC and bath with thermostatic controlled shower over. Radiator and window.

Outside
The property is set back from the road, with a fenced and hedged in front garden laid to gravel. A driveway provides off street parking for three to four vehicles in tandem and continues down the side of the property to the detached garage. The rear garden is a courtyard style. partially covered with a gazebo and there is a raised planter. Outside tap.

Garage
23'7" x 11'3" (7.2m x 3.43m)
Previously used as a workshop, with twin doors to the front and a pedestrian door at the side.

Material Information
Property Construction: Standard Brick- Rendered
Electricity Supply - Yes
Water Supply - Yes
Sewerage- Mains
Heating: GCH from Combination Boiler - In loft not seen.
Broadband: Standard 9 Superfast 67 mbps, ultra fast 1000 mbps
Mobile Signal/Coverage: O2 and Vodaphone Green
Building Safety: N/A
Restrictions: N/A
Rights and Easements: Appears to be right of way to rear passage way
Flood Risk: Low
Coalfield or Mining Area: Unsure





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