Robert Ellis

look no further. . .

Dovecote Lane,
Beeston, Nottingham
NG9 1JG

£96,250 Freehold

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A modern two-bedroom, semi-detached property available at a 35% share.

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 and young professionals.

In brief the internal accommodation comprises; entrance hall, kitchen, living room, and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front is a paved driveway and gated rear access. The rear is the primarily lawned with a paved seating area.

With the option to buy either 35% or 100% of the share this fantastic property is well worthy of an early internal viewing.

Entrance Hall
Composite entrance door through to the entrance hall with laminate flooring.

Living Room
A carpeted reception room, with radiator and UPVC double glazed French doors to the rear garden.

Kitchen
Fitted with a range of modern wall, base and drawer units, work surfacing with splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and grill, inset electric hob with air filter over, space and plumbing for washing machine, further useful appliance space, wall mounted boiler, spotlights to ceiling and UPVC double glazed window to the front aspect.

Downstairs WC
Fitted with a low flush WC, pedestal wash hand basin with splashback, radiator and UPVC double glazed window to the side aspect.

First Floor Landing
Access to the loft hatch.

Bedroom One
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

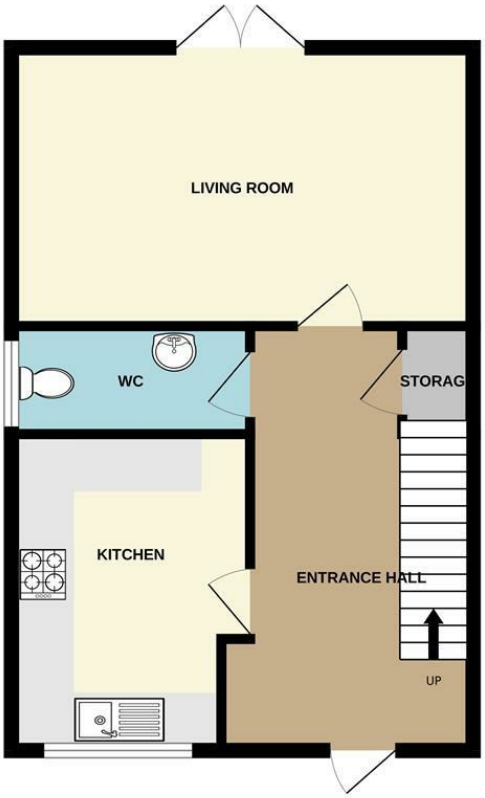
Bathroom
Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, bath with mains powered shower above, glass shower screen, part tiled walls, radiator, UPVC double glazed window to the side aspect and extractor fan.

Outside
Outside to the front is a driveway with a footpath to the front door and gated side access. The rear is then primarily lawned with a paved seating area and fenced boundaries.

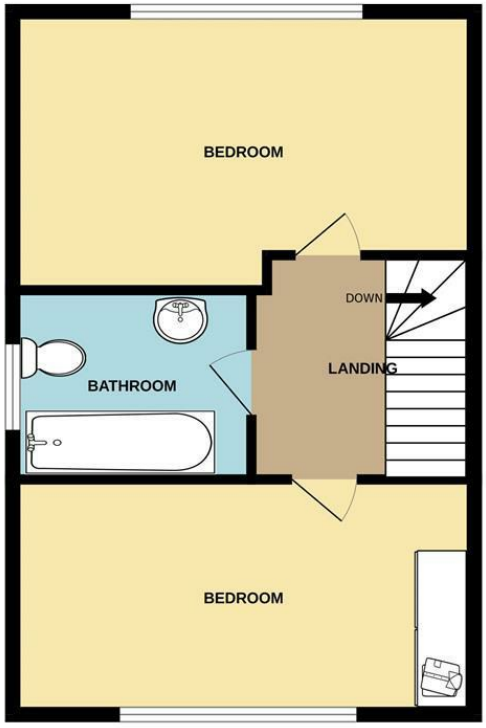
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

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.
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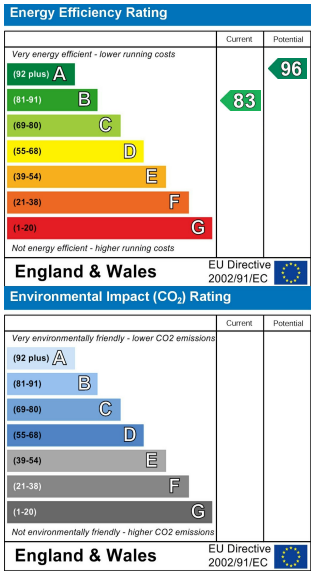

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