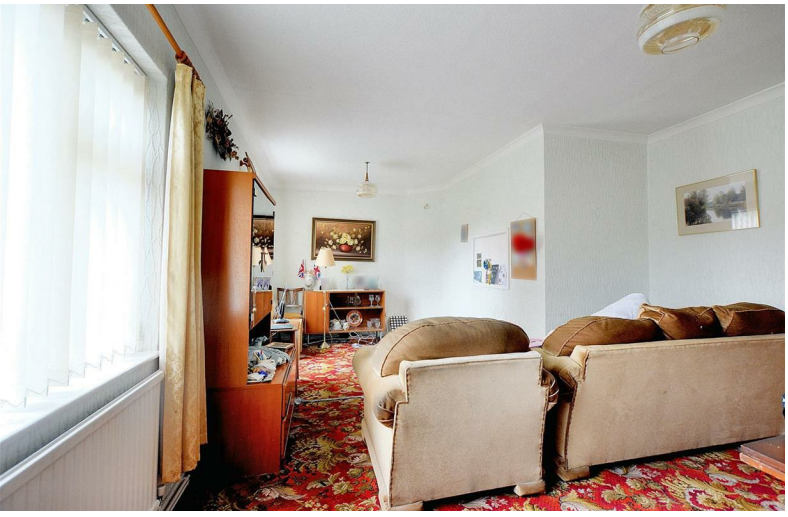
Robert Ellis

look no further...



Inham Road,
Beeston, Nottingham
NG9 4FL

£210,000 Freehold

0115 922 0888

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A well proportioned three bedroom semi detached property with the benefit of no upward chain.

Situated within close proximity to a variety of local amenities including shops, public houses, healthcare facilities, schools, and transport links. The would be considered an ideal opportunity for a large variety of buyers who are looking to put their on stamp on their next purchase, including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, open plan L-shaped living and dining room and kitchen to the ground floor. Then rising to the first floor are three well proportioned bedrooms, bathroom and separate WC.

Outside the property is lawned garden with footpath for the front door, it is unlikely with the position of the property you would be able to add a driveway. The rear is then enclosed and primarily lawned with mature shrubs.

With the benefit of no upward chain and the potential to create a great family home, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door, through the the entrance hall with laminate flooring and radiator

Open Plan Living Diner
22'6" reducing to 12'9" x 22'10" reducing to 8'11" (6.87m reducing to 3.91m x 6.96m reducing to 2.74m)
Carpeted room, with radiator, gas fire and two UPVC double glazed windows to the rear garden.

Kitchen
11'6" x 9'3" (3.52m x 2.82m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and hot and cold taps. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. Access to the pantry cupboard and door to the side passage.

Lean-To
Sheltered passage from the front garden to the rear garden with access to two brick built storage cupboard and outside WC.

First Floor Landing
Access to the loft hatch and UPVC double glazed window to the front aspect.

Bedroom One
12'8" x 11'6" (3.88m x 3.52m)
Carpeted room, with UPVC double glazed window to the rear aspect.

Bedroom Two
12'9" x 10'7" (3.89m x 3.23m)
Carpeted room, with UPVC double glazed window to the rear aspect.

Bedroom Three
8'2" x 8'7" (2.49m x 2.64m)
Carpeted room, with UPVC double glazed window to the front aspect. Access to storage cupboard housing the boiler.

Bathroom
Suite including bath with electric power shower above and wash hand basin. Fully tiled walls, radiator and UPVC double glazed window to the side aspect.

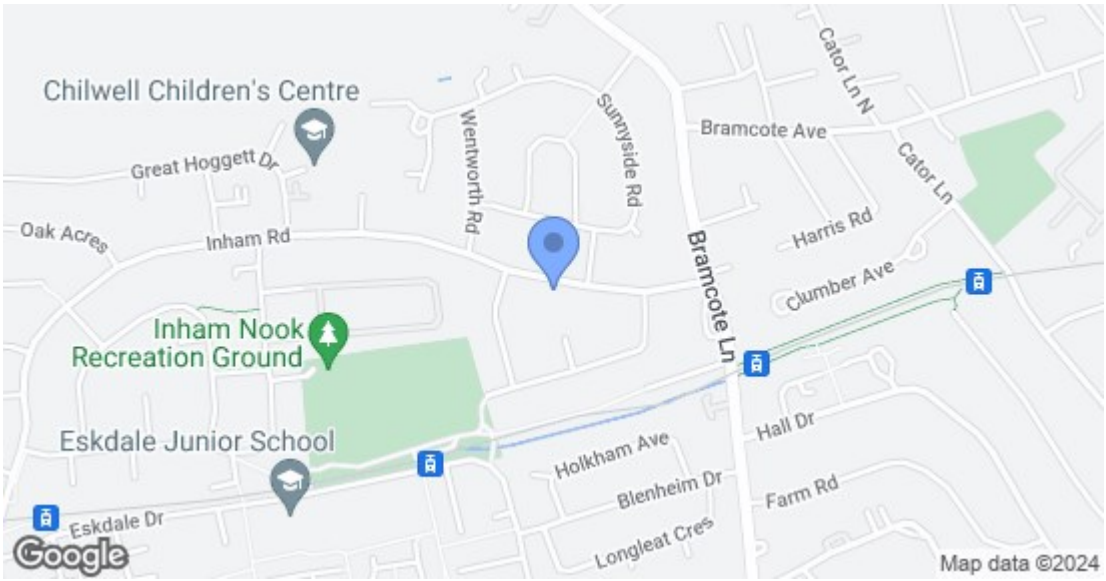
Separate WC
Low flush WC.

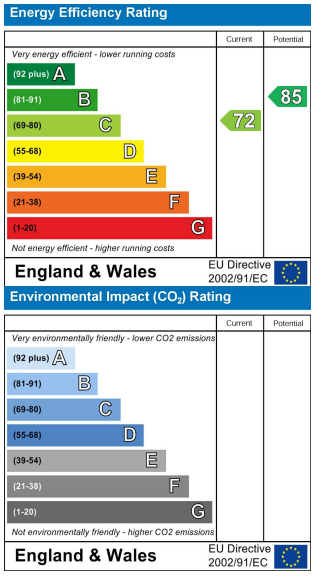
Outside
To the front of the property is a lawned garden with a gated footpath to the front door and mature shrubs. The rear garden is primarily lawned with fenced boundaries and mature shrubs.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR





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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