Robert Ellis

look no further...

Willoughby Street,
Beeston, Nottingham
NG9 2LT

£210,000 Freehold

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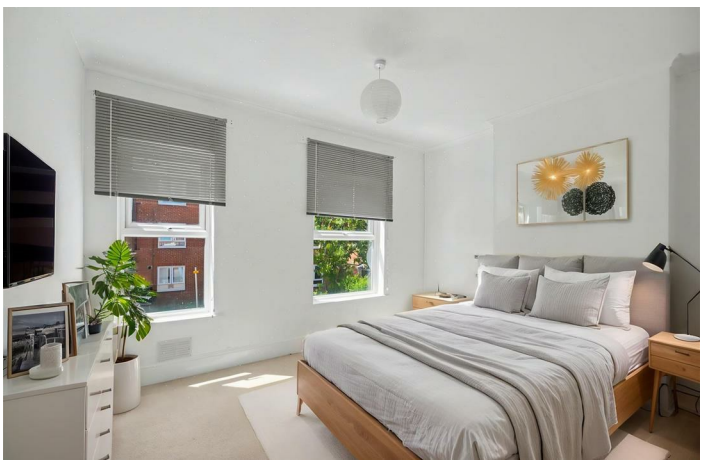
A traditionally styled and constructed two-bedroom Victorian semi-detached house.

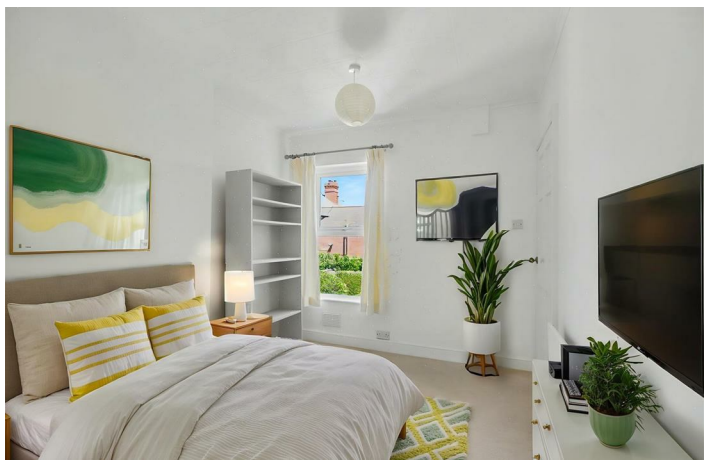
Tucked away in a sought-after and central Beeston location this well-presented property will appeal to a variety of potential purchasers but is considered ideal for a first time buyer or investor.

In brief the well-proportioned interior comprises sitting room, dining room, kitchen, rear porch/utility, rising to the first floor are two good sized double bedrooms and a bathroom.

Outside the property has an established front garden with mature shrubs and to the rear has a primarily lawned garden with yard and shrubs.

Available to the market with the benefit of chain free vacant possession, this great property is well-worthy of viewing.





Sitting Room
11'10" x 11'5" (3.61m x 3.50m)
UPVC double glazed entrance door, UPVC double glazed window, radiator and fitted meter cupboard.

Dining Room
11'11" x 11'10" plus door recess (3.65m x 3.61 plus door recess)
Understairs cupboard, radiator, UPVC double glazed window and stairs off to the first floor landing.

Kitchen
9'0" x 6'11" (2.76m x 2.11m)
UPVC double glazed window, radiator, UPVC double glazed door to the exterior, fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset electric hob with air filter above and inset electric oven and plumbing for a washing machine.

Rear Porch/Utility
6'6" x 4'3" (1.99m x 1.31m)
UPVC double glazed window and door to the exterior.

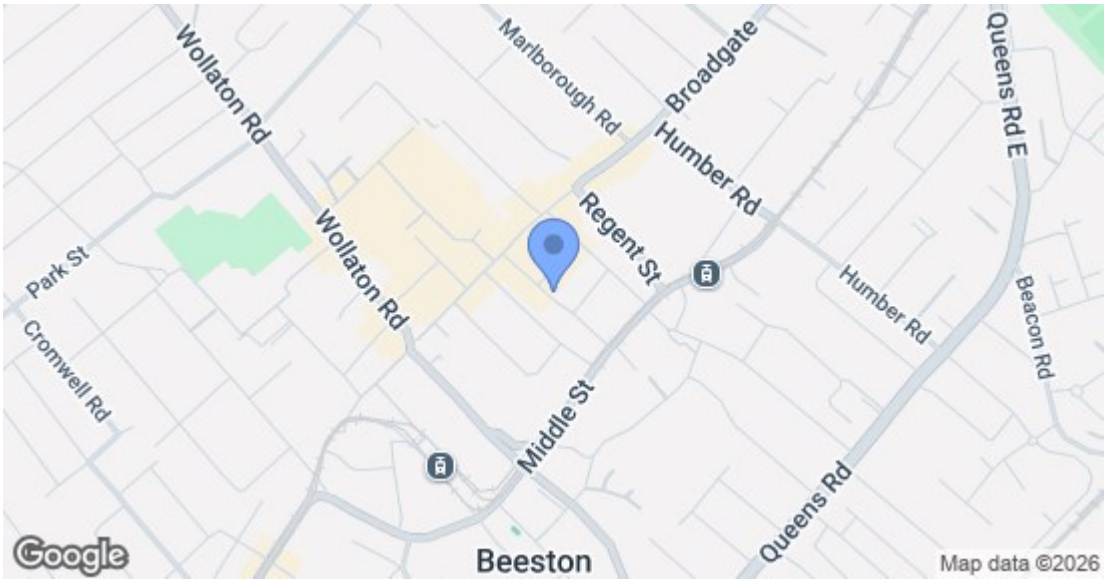
First Floor Landing
Wooden window and loft hatch.

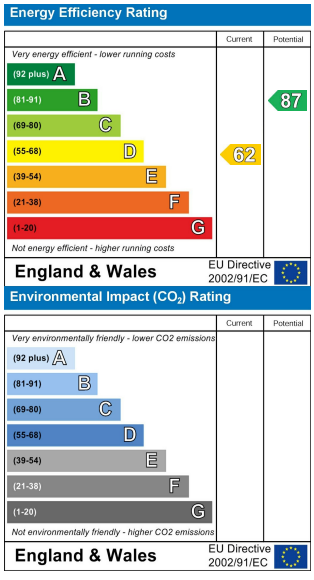
Bedroom One
Two UPVC double glazed windows, radiator and useful cupboard.

Bedroom Two
12'0" x 8'10" (3.68m x 2.70m)
UPVC double glazed window and radiator.

Bathroom
Incorporating a three-piece suite comprising WC, bath with Triton shower over, wash-hand basin inset to vanity unit, wall-mounted heated towel rail, extractor fan, UPVC double glazed window and airing cupboard housing the Worcester boiler with slatted shelves above.

Outside
To the front, the property has a walled boundary with established shrubs. To the rear the property has a enclosed garden with a yard/patio area, lawn and stocked borders with matures shrubs.





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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