Robert Ellis

look no further...

Charles Avenue,
Beeston, Nottingham
NG9 2SH

£295,000 Freehold

0115 922 0888

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Situated within close proximity to Wollaton Park and the QMC, you are ideally placed for easy access to a wide range of local amenities including shops, schools, Nottingham University, public houses and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance porch, though the hallway, lounge, open plan kitchen diner leading out to the conservatory and downstairs utility room with WC. Then rising to the first floor are two double bedrooms, a study space and bathroom.

Outside the property to the front is a small garden with mature shrubs and greenery and a driveway for ample off street parking. The enclosed rear garden is primarily lawned with a paved seating area and trees providing a large amount of privacy.

This delightful property is offered to the market with the advantage of gas central heating and UPVC double glazing, and is therefore well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to the porch with laminate flooring and radiator.

Lounge
11'0" x 11'11" (3.37m x 3.64m)
Reception room, with parquet flooring, radiator, cast iron feature fireplace and UPVC double glazed bay window to the front aspect.

Kitchen Diner
18'6" x 16'10" (5.64m x 5.14m)
Kitchen Area
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker, fridge, freezer and integrated dishwasher.

Dining Area
Laminate flooring, gas fire, cupboard housing the boiler and internal French doors to the conservatory.

Conservatory
10'2" x 10'0" (3.12m x 3.07m)
Tiled flooring with radiator and UPVC double glazed French doors to the rear garden.

Downstairs WC/Utility
Low flush WC and wash hand basin. Space and fittings for freestanding washing machine and dryer with shelving unit above.

First Floor Landing
A carpeted landing space with a large UPVC double glazed window to the side aspect and useful storage cupboard.

Bedroom One
11'8" x 11'0" (3.56m x 3.37m)
A carpeted double bedroom, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two
10'9" x 10'7" (3.29m x 3.25m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

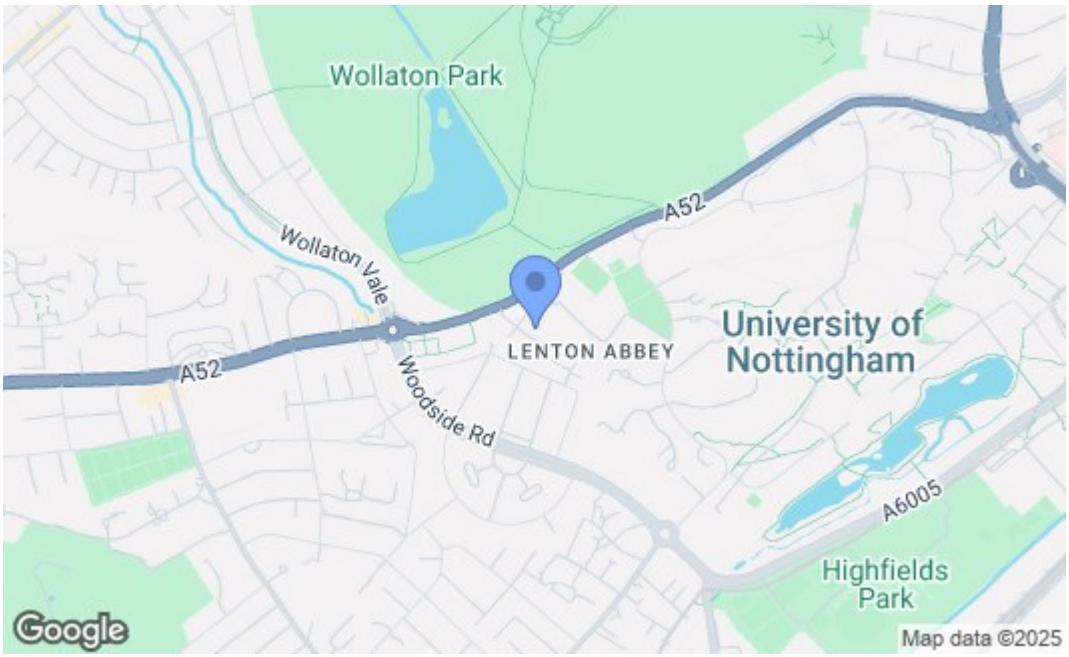
Study Area
6'6" x 5'10" (1.99m x 1.78m)
A carpeted space with radiator, access to the loft hatch and UPVC double glazed window to the front aspect.

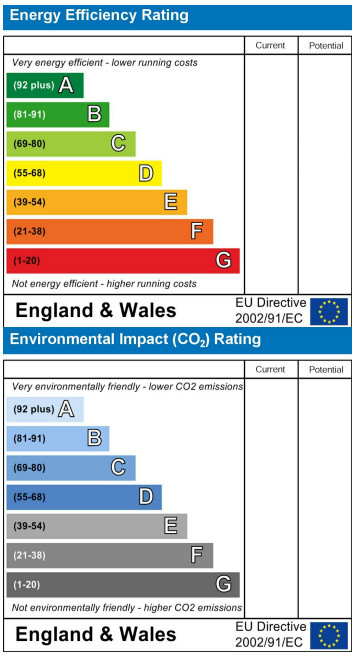
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front is a well maintained garden with mature shrubs and flower beds with a driveway providing off-road parking, and gated side access to the rear. The enclosed garden is primarily lawned with shrubs, a paved seating area and trees creating a element of privacy.

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
Does the property have spray foam in the loft?: No
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.





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