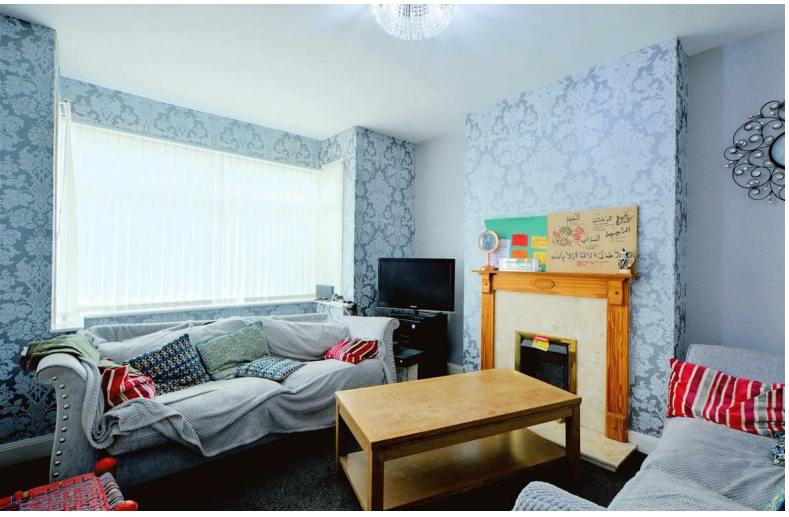
Robert Ellis

look no further...



Marlborough Road,
Beeston, Nottingham
NG9 2HN

£280,000 Freehold

0115 922 0888

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SPACIOUS THREE-BEDROOM HOUSE WITH OFF ROAD PARKING.

Situated in this sought after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Beeston Town centre and Nottingham University. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, sitting room, extended open plan kitchen/diner to the ground floor with two good sized double bedrooms and a further single bedroom and bathroom to the first floor.

To the front of the property you'll find a driveway with ample car standing and gated side access leading to generous and enclosed rear garden which includes a patio overlooking the lawn beyond and hedge boundaries.

Offered to market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout and a versatile living space. Early internal viewings come highly recommended in order to be fully appreciated.

Entrance Hall
UPVC double glazed door to front, stairs leading to first floor, Useful under stair storage cupboard, radiators and doors leading into;

Lounge
11'6" x 10'11" (3.51m x 3.33m)
UPVC double glazed bay window to front, carpet, feature open gas fire and radiator.

Sitting Room
12'4" x 9'10" (3.78m x 3.02m)
Carpeted room with built in storage cupboards, radiator and UPVC double glazed window to the side.

Open Plan Kitchen/Diner
24'9" x reducing to 15'2" x 17'0" reducing to 6'11 (7.55m x reducing to 4.63m x 5.2m reducing to 2.13m)
An extended kitchen/diner which includes wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for cooker and fridge freezer, plumbing for washing machine, tiled flooring and splash backs, two UPVC double glazed window to side, UPVC double glazed French door and UPVC double glazed door to the rear.

First Floor Landing
With UPVC double glazed window to side and doors leading into;

Bedroom One
12'4" x 11'7" (3.77m x 3.55m)
Carpeted double bedroom with UPVC glazed window to rear and radiator.

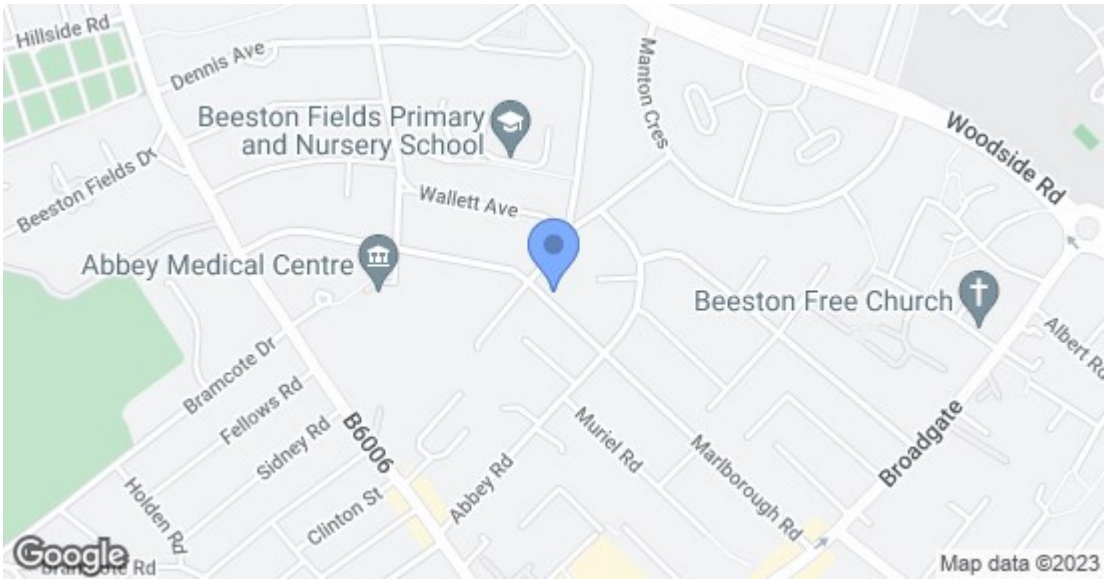
Bedroom Two
11'6" x10'11" (3.52m x3.34)
Carpeted double bedroom with UPVC to the front and radiator.

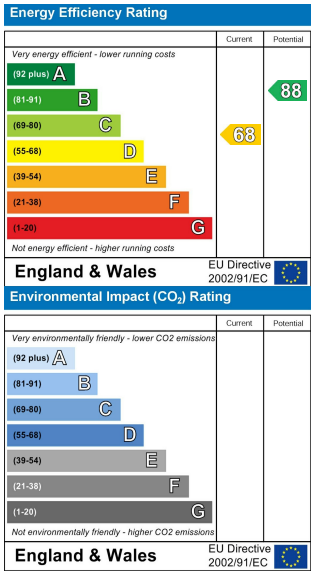
Bedroom Three
8'1" x 7'0" (2.47m x 2.15m)
Carpeted bedroom with UPVC double glazed window to front and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level wc, tiled splash back, radiator and UPVC double glazed window to the rear.

Outside
To the front of the property you'll find a driveway with ample car standing and gated side access leading to generous and enclosed rear garden which includes a patio overlooking the lawn beyond and hedge boundaries.

Council Tax Band
Broxtowe Borough Council Band B





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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