

**Dennis Avenue  
Beeston, Nottingham NG9 2PQ**

**£240,000 Freehold**

A three bedroom end of terrace house offered to the market with the benefit of no upward chain.



A well proportioned three bedroom end of terrace house with front and rear gardens and the benefit of no upward chain.

Situated in a popular and convenient location within walking distance of Beeston train station and Beeston town centre and with easy access to Nottingham University and the Queen's Medical Centre. This fantastic property is considered an ideal opportunity and is likely to appeal to a range of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Entrance space, Living room, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

To the front of the property is a lawned garden with hedged boundaries and a pathway to the front entrance and leading down the side to the rear garden. To the rear is a primarily lawned garden with a paved seating area and hedged boundaries.

An early internal viewing comes highly recommended in order to be fully appreciated.



## Entrance

A double glazed door leads through to entrance space.

## Living Room

13'1" x 12'1" (4.012 x 3.688)

With laminate flooring, electric fireplace, radiator and bay window to the front aspect.

## Kitchen

13'1" x 9'5" (4.007 x 2.882)

With wall, base and drawer units with worksurfaces over and inset sink and drainer. Integrated electric oven and hob. Space and fittings for freestanding washing machine and fridge freezer. Wall mounted boiler and two UPVC double glazed windows to the rear aspect.

## WC

With WC and wash hand basin.

## First Floor

With access to the loft hatch.

## Bedroom One

10'1" x 10'4" (3.091 x 3.166)

With laminate flooring, radiator and UPVC double glazed window to the front aspect.

## Bedroom Two

10'0" x 11'3" (3.053 x 3.443)

With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

## Bedroom Three

6'4" x 8'1" (1.945 x 2.476)

With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

## Bathroom

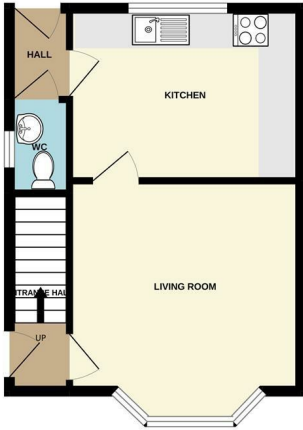
Incorporating a three piece suite comprising bath with tap shower fittings, WC and sink.

## Outside

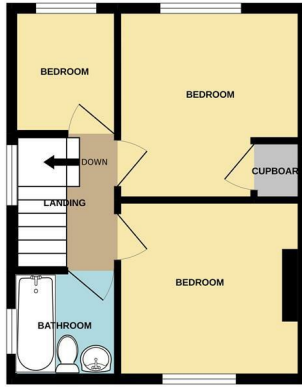
To the front of the property is a lawned garden with hedged boundaries and a pathway to the front entrance, leading through to rear side access. Here is a primarily lawned garden with paved seating area and hedged boundaries.



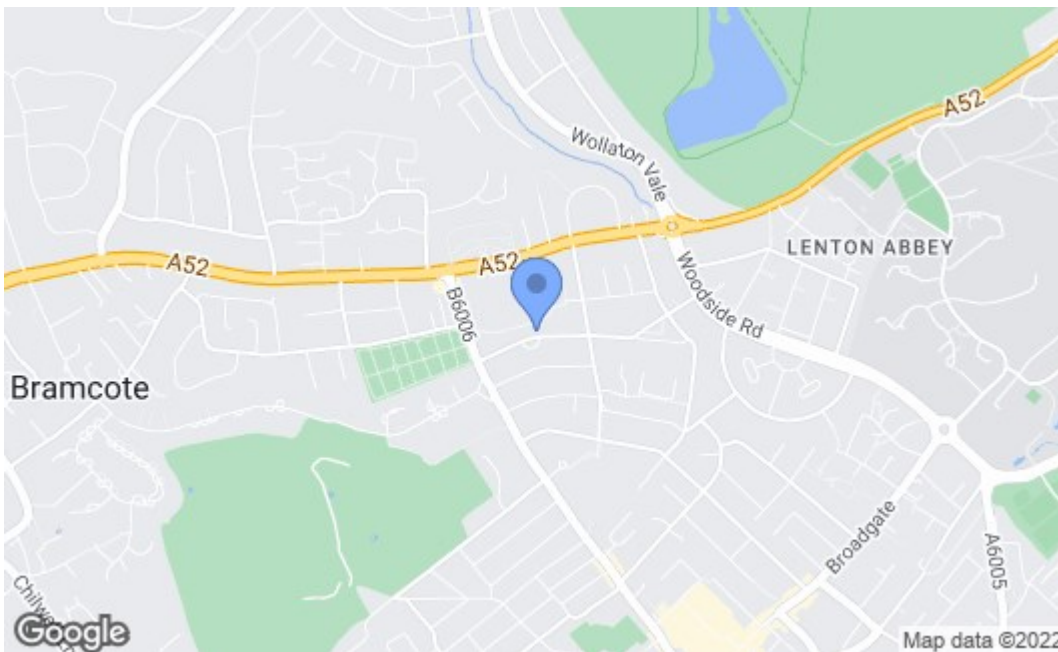
GROUND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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