Robert Ellis

look no further...

Highfield Court,
Beeston, Nottingham
NG9 1HN

£160,000 Leasehold

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A spacious two bedroom first floor flat with a garage.

Situated in this sought after and convenient residential location well placed for a range of local shops and amenities including transport links, parks and Beeston town centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and retired couples.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, shower room and two good sized bedrooms.

Outside the property benefits from a single garage and a well maintained lawned garden to the rear.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout along with a light and airy versatile living space and chain free vacant possession, this beautiful property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
With UPVC double glazed front door, stairs to the flat on the first floor, UPVC double glazed window to the side, built in useful storage cupboard, radiator, loft hatch and doors to the shower room, two bedrooms and lounge/diner.

Lounge/Diner
16'0" x 11'10" (4.88 x 3.62)
With a radiator, electric fire, UPVC double glazed window and door to the balcony and a door to the kitchen.

Kitchen
8'11" x 7'3" (2.72 x 2.22)
With a range of wall, base and drawer units, worksurfaces, sink with drainer, vinyl flooring, tiled splashbacks, space for a fridge freezer and cooker, plumbing for a washing machine and dishwasher, radiator, UPVC double glazed window to the front and wall mounted Worcester combination boiler.

Bedroom One
11'10" x 9'10" (3.63 x 3.02)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

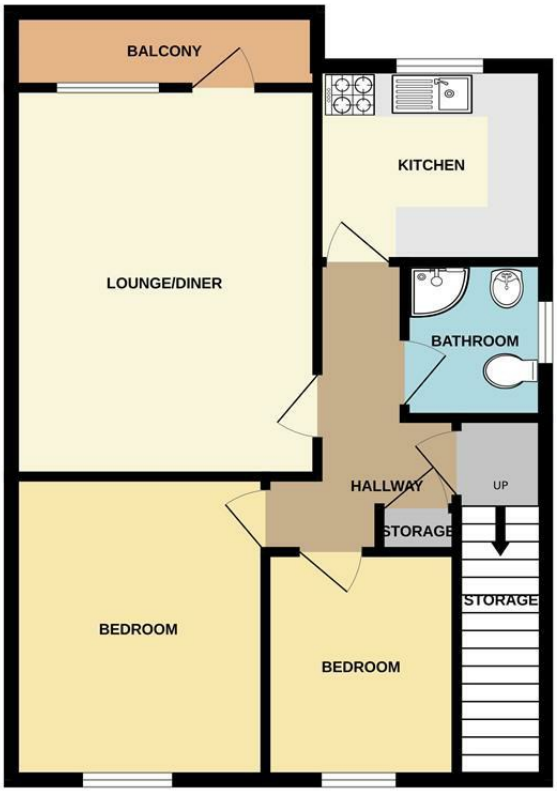
Bedroom Two
10'9" reducing to 7'4" x 9'0" reducing to 3'8" (3.30 reducing to 2.24 x 2.76 reducing to 1.12)
Carpeted bedroom with UPVC double glazed window to the rear and radiator.

Shower Room
Incorporating a three piece suite comprising corner shower, pedestal wash hand basin, WC, tiled walls, UPVC double glazed window to the side and radiator.

Outside
Outside the property benefits from a single garage and a well maintained lawned garden to the rear.

Garage
16'2" x 7'11" (4.93 x 2.43)
Single garage with an up and over door to the front.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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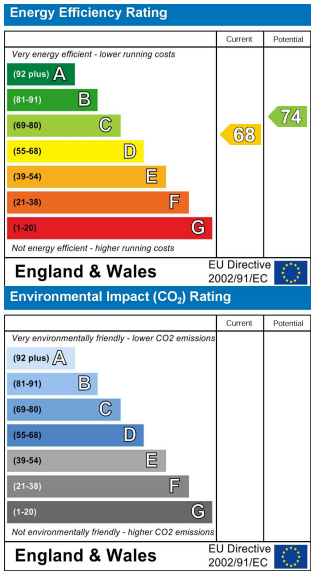

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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