Robert Ellis

look no further...

Meriden Avenue,
Beeston, Nottingham
NG9 2TR

£205,000 Freehold

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A well-maintained two-bedroom, mid terrace property, with the benefit of no upward chain.

Situated in a convenient location, you are surrounded by local amenities including shops, public houses, healthcare facilities, restaurants, and transport links, with both tram and bus stops a short walk away. There is also the advantage of both the Queens Medical Centre and The University of Nottingham within close proximity.

This fantastic property is considered an ideal opportunity for a large variety of buyers, including first time buyers, young professionals or investors looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, living room, and kitchen to the ground floor, then rising to the first floor are two double bedrooms and family bathroom.

Outside the property is paved front garden with ample off-street parking. The rear is then enclosed and primarily lawned.

With the advantage of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to the carpeted entrance hall.

Living Room
13'5" x 11'8" (4.11m x 3.57m)
A carpeted room, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen Diner
16'8" x 8'0" (5.09m x 2.45m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric oven, and gas hob. Space and fittings for freestanding appliances to include fridge freezer, washing machine, dryer, and dishwasher. Laminate flooring, two UPVC double glazed windows and UPVC double glazed French doors to the rear garden

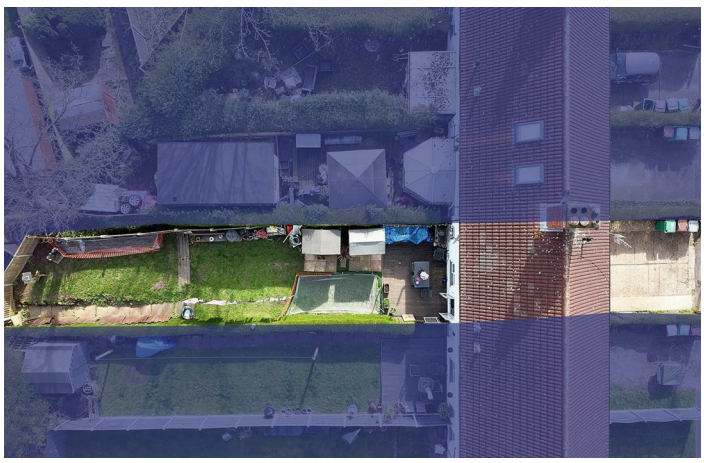
First Floor Landing
Access to the loft hatch.

Bedroom One
13'6" x 9'10" (4.14 x 3.02)
A carpeted room, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

Bedroom Two
8'6" x 9'11" (2.60m x 3.04m)
A carpeted room, with radiator, fitted storage cupboard housing the boiler and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a walk-in mains power shower, wash hand basin and low flush WC. Part tiled walls, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a paved garden with ample off-street parking. The rear is then enclosed and primarily lawned with a decked seating area and shed.



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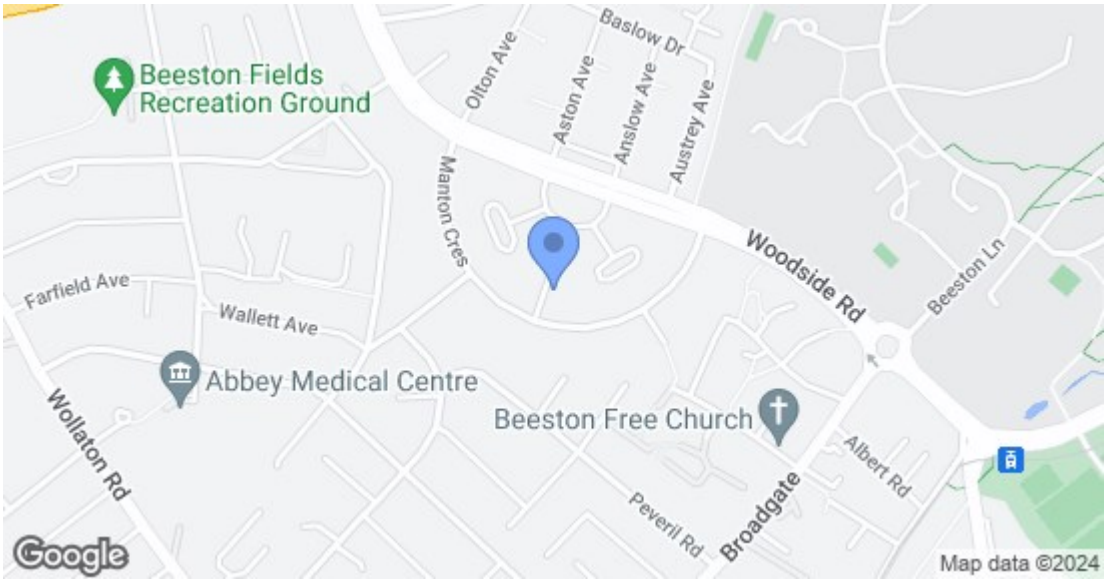

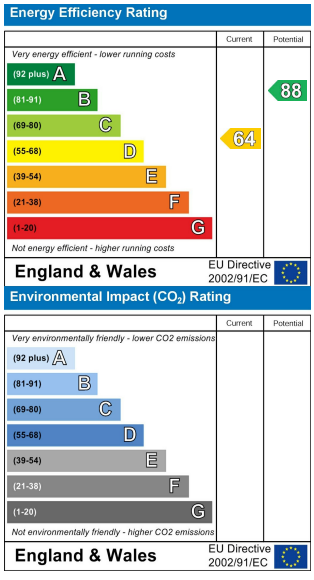

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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