



Cornwall Avenue,
Beeston, Nottingham
NG9 1NL

£250,000 Freehold



A well-presented three-bedroom, semi-detached property with an extended, open plan kitchen diner to the ground floor.

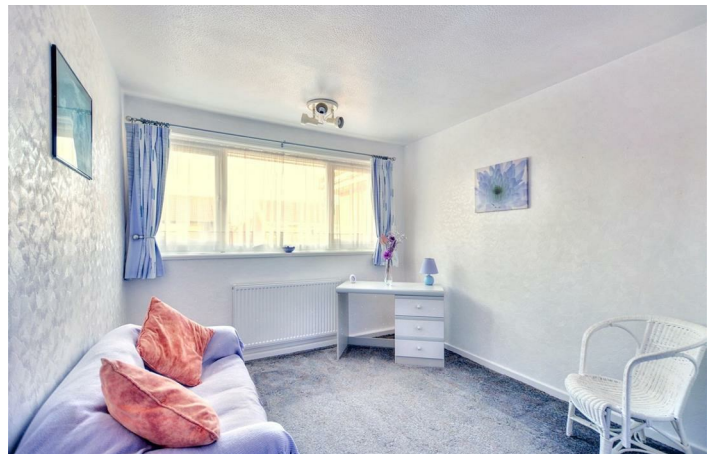
Situated in Beeston Rylands, you are a short distance from a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, Beeston Marina, and excellent transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, or growing families.

In brief the internal accommodation comprises, An entrance hall, living room, open plan kitchen diner and bathroom to the ground floor. Then rising to the first floor are three well proportioned bedrooms.

Outside the property to the front is a gravelled front with a tarmac shared driveway leading to a detached garage. The enclosed rear is also paved providing a low maintenance seating area with a shed.

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



Entrance Hall

UPVC double glazed door through to an entrance hall with carpeted flooring.

Living Room

15'11" x 13'0" (4.86m x 3.98m)

A carpeted reception room, with radiator, gas fireplace and UPVC double glazed window to the front and side aspect

Kitchen

19'11" x 9'5" (6.09m x 2.89m)

A range of wall and base units with breakfast bar, work surfacing over and plastic splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washer dryer.

Downstairs 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, radiator and UPVC double glazed window to the rear aspect.

Bedroom One

10'9" x 9'11" (3.30m x 3.03m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two

11'8" x 9'1" (3.58m x 2.79m)

A carpeted double bedroom, with radiator, cupboard housing the water tank and UPVC double glazed window to the rear aspect.

Bedroom Three

8'3" x 6'4" (2.54m x 1.95m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Outside

To the front is a gravelled front providing convenient optional additional parking, and paved shared driveway leading to a detached garage and the gated side access..

The rear is also paved, creating a low maintenance seating area with flowerpot surround.

Material Information:

Freehold

Property Construction: Timber Frame

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

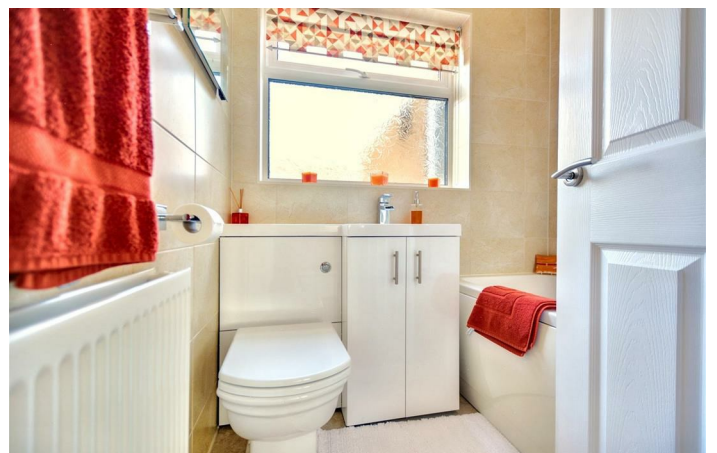
Planning Permissions/Building Regulations: Yes

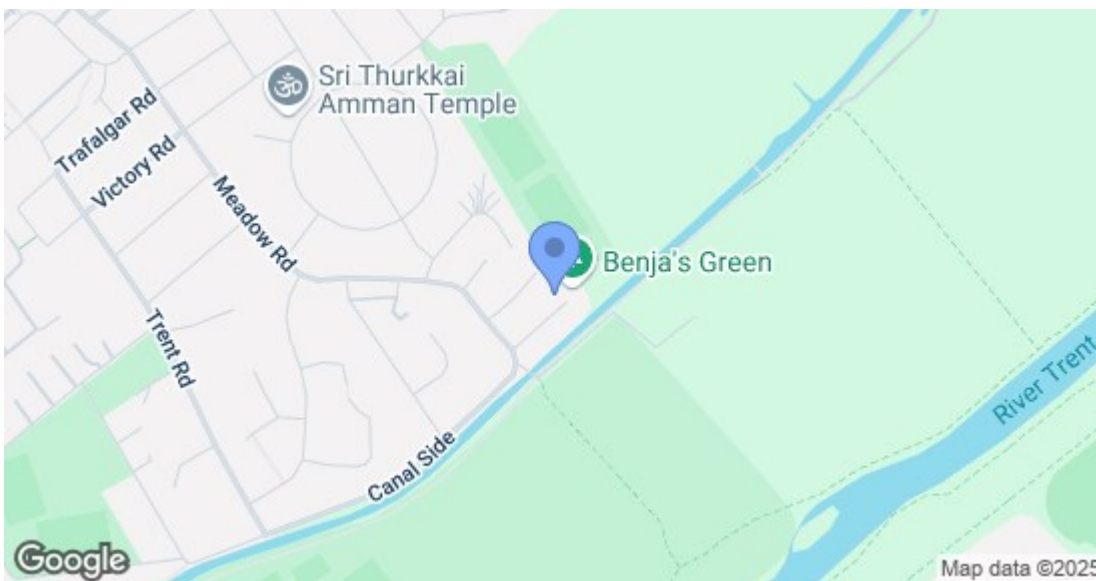
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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