

# Robert Ellis

*look no further...*



Denison Street,  
Beeston, Nottingham  
NG9 1AY

**£280,000 Freehold**

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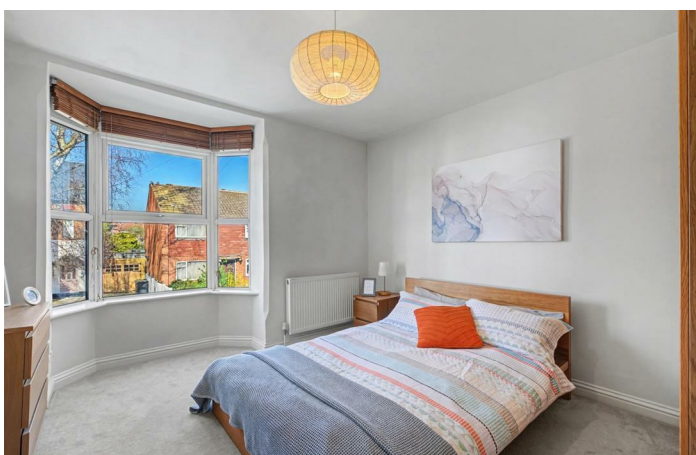


Situated on Denison Street, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The absence of a chain means that you can move in without the usual delays, making this property an attractive option for those eager to settle into their new home swiftly.

The end terrace design provides added privacy and a sense of space, while the location on Denison Street offers a friendly neighbourhood feel. Residents will appreciate the convenience of nearby amenities, schools, and transport links, making it easy to enjoy all that the area has to offer.

This property is a wonderful canvas for your personal touch, allowing you to create a home that reflects your style and needs. Whether you are a first-time buyer or looking to expand your property portfolio, this end terrace house is a fantastic choice. Do not miss the chance to view this lovely home and envision your future here.



### Lounge

11'11" x 11'11" (3.64m x 3.64m )

A composite entrance door, UPVC double glazed bay window to the front with fitted storage cupboards beneath, carpet flooring, feature gas fire with tiled surround and hearth and Adam style mantle, radiator and door to the inner hallway.

### Inner Hallway

With stairs to the first floor and door to the kitchen.

### Kitchen Diner

11'11" x 11'9" (3.64m x 3.6m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit and mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine, dishwasher and tumble dryer, spotlights, radiator, useful under stairs storage cupboard, UPVC double glazed window to the rear, and door to the rear hallway.

### Rear Hallway

UPVC double glazed door to the side and door to the bathroom.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail, spotlights, extractor fan, and UPVC double glazed window to the side.

### First Floor Landing

With stairs to the second floor and doors to the two bedrooms.

### Bedroom One

12'1" x 11'11" (3.7m x 3.65m )

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

### Bedroom Three

11'10" x 9'0" (3.63m x 2.75m )

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

### Bedroom Two

13'9" x 11'11" (4.2m x 3.64m )

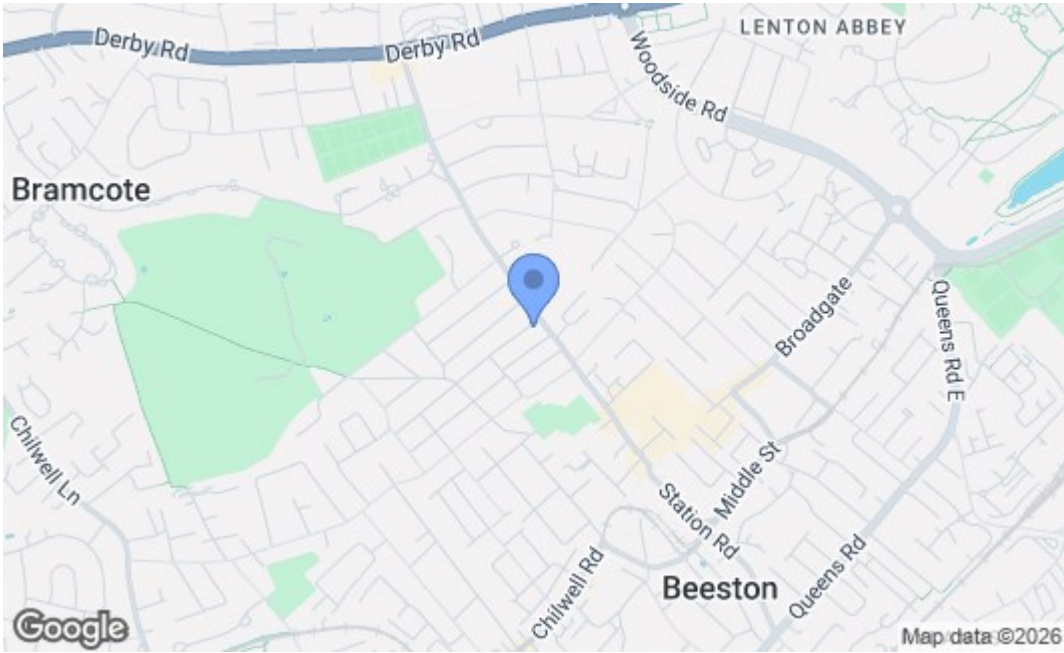
A carpeted double bedroom with Velux window, radiator and two eaves storage cupboards.

### Outside

To the front of the of the property there is a walled boundary, low maintenance grey slate chipping and path leading to the front door. Shared gated access leads to the private and enclosed south-facing rear garden, which includes a patio, with lawned area beyond, stocked beds and borders and a useful storage shed.







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

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.