Robert Ellis

look no further...

Church Street,
Beeston, Nottingham
NG9 1FY

£165,000 Leasehold

0115 922 0888

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Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; a private entrance through to the entrance hallway, open plan living and kitchen, one double bedroom and bathroom.

Outside the property is a decked courtyard with space for outdoor seating. The development also benefits from residents parking spaces.

Having been let out in more recent years, the property is offered to the market with the advantage of double glazing throughout and is well worthy of an early internal viewing.

Entrance Hall
Reception room with a vaulted ceiling, laminate flooring, radiator and double-glazed windows to the front and rear aspect.

Open Plan Kitchen and Living Area
21'10" x 11'4" (6.67m x 3.46m)
Kitchen:
A range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven, fridge freezer and slimline dishwasher.

Living Area:
Reception room with a vaulted ceiling, laminate flooring, radiator and double-glazed windows to the front and rear aspect.

Utility Cupboard
Space and fittings for freestanding washing machine and the water tank.

Bedroom
12'0" x 10'11" (3.67m x 3.33m)
A double bedroom, with carpeted flooring, radiator, fitted wardrobes and double-glazed windows to the front and rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, heated towel rail, part tiled walls and double-glazed window to the rear aspect.

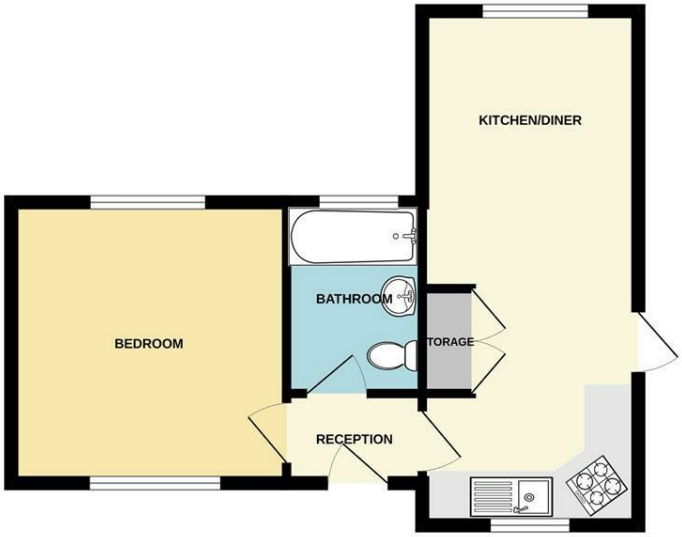
Outside
The property sits within a gated apartment complex and this particular apartment has a decked seating area.

Material Information:
Leasehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: No pets
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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.

Robert Ellis
ESTATE AGENTS

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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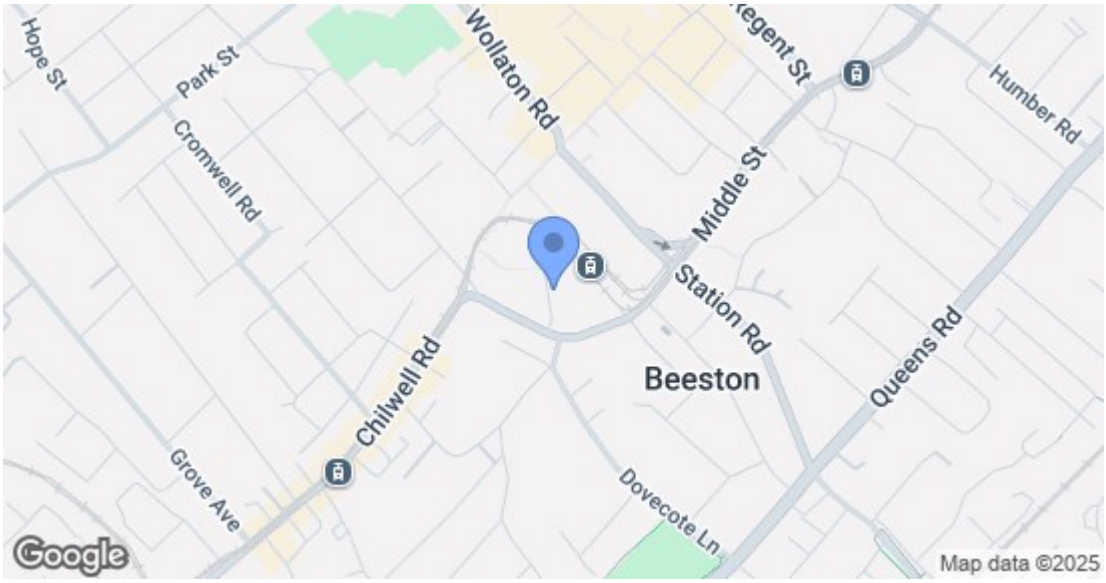

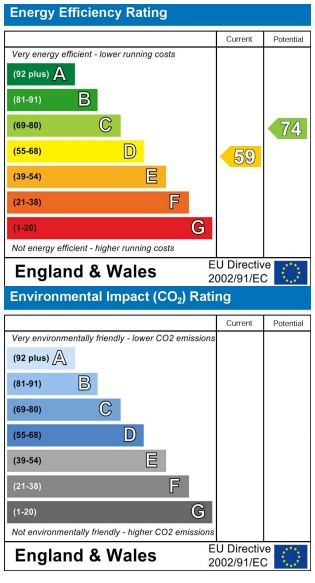

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