Robert Ellis

look no further...

The City,
Beeston, Nottingham
NG9 2ED

£260,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An individual Victorian detached house that has retained much of its original character and charm.

Overlooking a park to the front, this well-presented property with modern fixtures and fittings throughout, has been upgraded by the current vendor and now offers a stylish and appealing living space.

In brief the internal accommodation comprises: sitting room, dining room, kitchen, and rising to the first floor are two bedrooms and bathroom.

Outside the property has parking to the front, and to the rear there is an enclosed courtyard style garden with patio.

Tucked away yet situated in a convenient central Beeston location, well placed for the NET tram, train station and Beeston town centre, this great property will appeal to a variety of potential purchaser.

Sitting Room
14'0" x 9'2" (4.28m x 2.81m)
UPVC double glazed entrance door and UPVC double glazed window to the front with shutters, second UPVC double glazed window to the rear, radiator, original cast iron fireplace with Adam-style surround.

Dining Room
10'8" x 10'0" plus door recess (3.25m x 3.05m plus door recess)
UPVC double glazed window with shutters, useful under stairs cupboard, fitted cupboards and stairs leading to the first floor landing.

Kitchen
9'7" x 6'5" (2.93m x 1.97m)
Fitted with a range of wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, integrated electric oven with inset induction hob above, plumbing for a washing machine, further appliance space, inset ceiling spot lights, radiator, tiled flooring, UPVC double glazed window and door to the exterior.

First Floor Landing
Stairs rising from the ground floor, wooden window and doors to bathroom and bedrooms.

Bedroom One
13'10" x 9'3" (4.23m x 2.82m)
UPVC double glazed window to the front, and UPVC double glazed window to the rear, radiator, original cast iron fireplace.

Bedroom Two
10'9" x 9'11" plus door recess (3.30m x 3.04 plus door recess)
UPVC double glazed window, radiator, original cast iron fireplace and loft hatch.

Bathroom
9'3" x 5'10" (2.84m x 1.80m)
Fitted with a low level WC, pedestal wash basin, bath with mains control shower over, part tiled walls, heated towel rail, UPVC double glazed window, and airing cupboard housing the 'Glow Worm' boiler.

Outside
To the front, the property has a blocked paved drive providing car standing. To the rear the property has an enclosed garden with a blue brick yard/patio area of slate chips and a useful brick store.

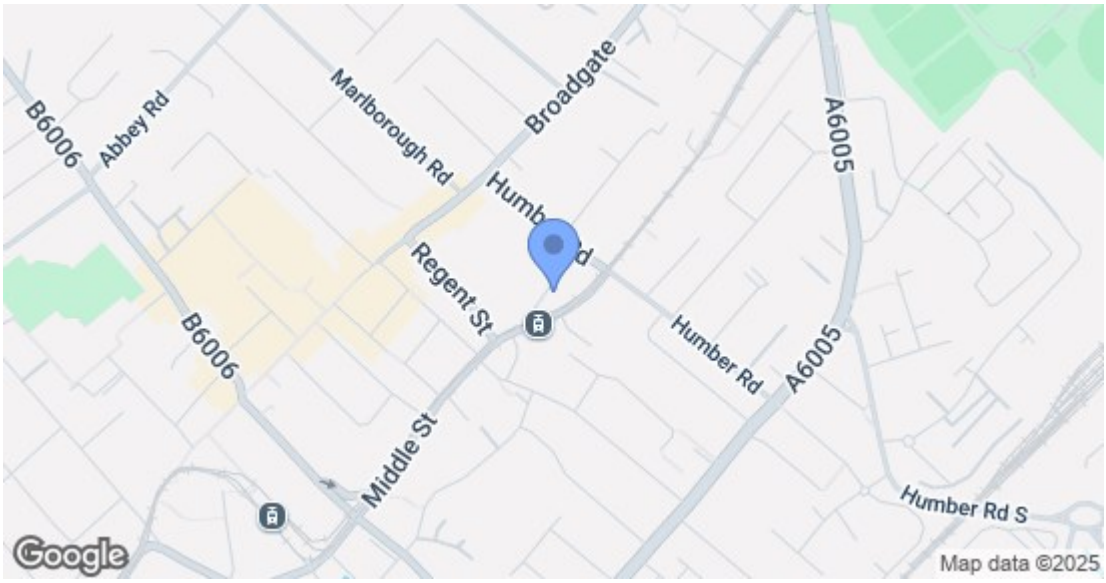
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

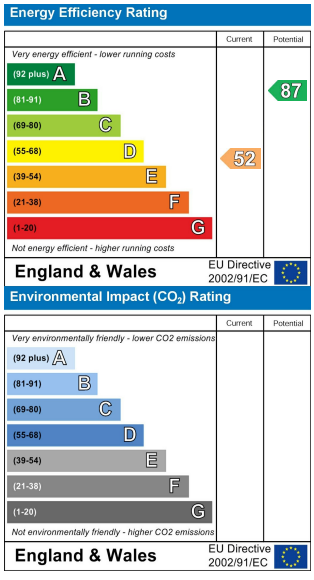
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888