Robert Ellis

look no further...

Abbey Road,
Beeston, Nottingham
NG9 2QF

£250,000 Freehold

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An attractive mock-Tudor style 1920's built two-bedroom end-terrace house.

Having retained a wealth of original character and charm, this most appealing property also benefits from modern fixtures and fittings throughout, creating an excellent living space.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, useful under stairs cupboard, kitchen, rear hallway, WC, rising to the first floor are two good sized bedrooms and a generous bathroom.

Outside the property has a walled frontage with gravel area, and path to the door. To the rear there is an enclosed garden with patio, brick store, and primarily lawned garden with borders.

Available to the market with the benefit of chain free possession and being situated in a sought-after and particularly convenient central Beeston location, this excellent property is ideal for a first time buyer, investor, or those looking to downsize, and is well worthy of viewing.

A canopy porch shelters the composite double-glazed entrance door.

Entrance Hall
Original tiled flooring, meter cupboard, and stairs leading to the first floor.

Sitting Room
14'1" x 13'6" (4.30m x 4.14m)
Bay window with fitted seat, radiator, exposed and varnished floor boards, cast iron fireplace with a feature tiled hearth and Adam style surround.

Dining Room
12'0" x 11'5" plus door recess (3.66m x 3.48m plus door recess)
Original wooden sash window, radiator, quarry tiled floors, fitted cupboard, walk-in under stairs cupboard with wooden window, Worcester boiler, and plumbing for washing machine.

Kitchen
8'6" x 4'11" (2.61m x 1.52m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven, wooden sash window, and radiator.

Rear Hallway
6'2" x 3'5" (1.89m x 1.05m)
Wall and base units, work surfacing and appliance space.

WC
Fitted with a WC, wall mounted wash-hand basin with tiled splashback, and radiator.

First Floor Landing
Window, radiator and loft hatch with a retractable ladder to the boarded loft space.

Bedroom One
13'6" x 11'6" (4.13m x 3.51m)
Wooden double glazed windows, feature cast iron fireplace with tiled hearth, radiator, and recessed wardrobe.

Bedroom Two
12'0" x 9'9" (3.67m x 2.99m)
Wooden window, radiator, and fitted wardrobe.

Bathroom
8'9" x 6'8" (2.68m x 2.05m)
Fitted with a WC, wall mounted wash-hand with tiled splashback, and illuminated mirror above, shower cubicle with mains control shower and further shower handset, bath, extractor fan, radiator and wooden window.

Outside
To the front the property has a walled boundary with gravel area and path to the front door, there is also a path leading along the side of the property with gated access to the rear, and an outside tap. To the rear the property has an enclosed garden with patio, primarily lawned garden, outside tap, useful brick store, and stocked beds and borders.

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: Pathway to neighbours garden.
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.

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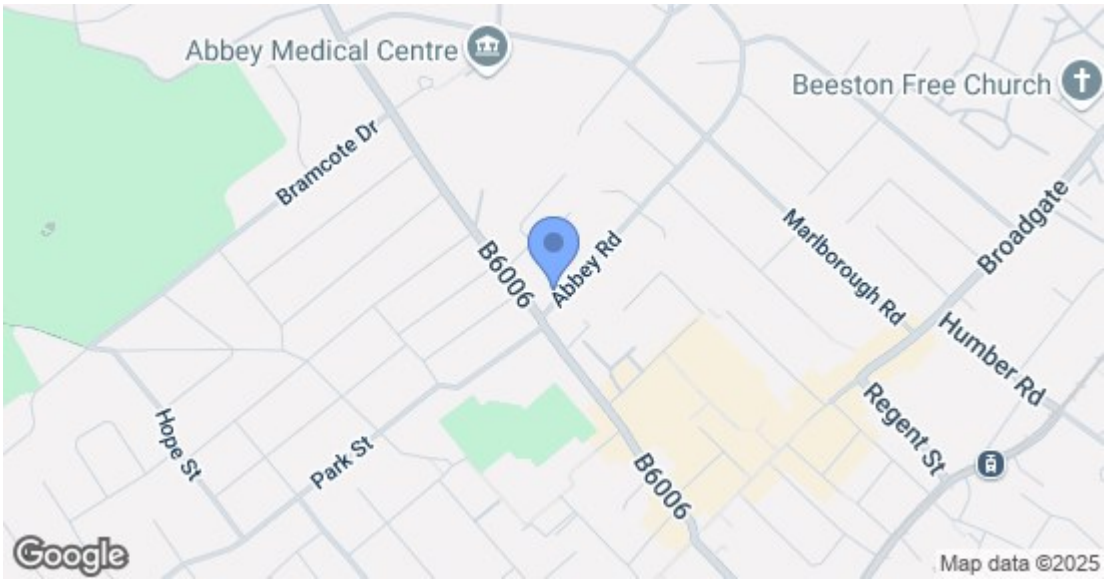

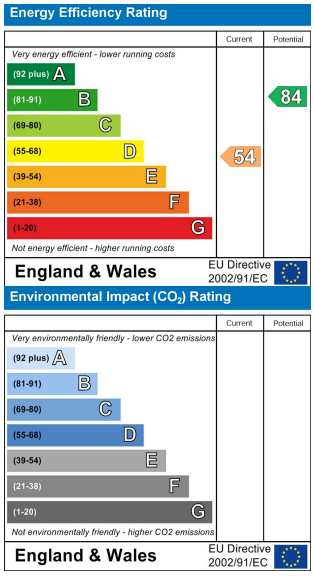

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