Robert Ellis

look no further...

Dennis Avenue,
Beeston, Nottingham
NG9 2PR

£250,000 Freehold

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A well proportioned three bedroom semi detached property in a central location with the benefit of no upward chain.

With the option of purchasing the property with a sitting tenant this property would make an ideal investment for any buy to let investor looking to add to their portfolio. Otherwise this well presented property would be well suited to a first time buyer or anyone looking to relocate to the vibrant town of Beeston.

Centrally located the property has the advantage of a large variety of local amenities included supermarkets, restaurants, local coffee shops and primarily and secondary schools. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; entrance Porch, with secondary door through to the entrance hall, living room, dining room, kitchen, conservatory and downstairs WC. Rising to the first floor are three well proportioned bedrooms and a family bathroom.

The property also has the benefit of a low maintenance block paved driveway to the front with gated side access. To the rear is an enclosed garden, primarily lawned with a raised paved seating area and hedged boundaries.

This well maintained property with the advantage of no upward chain is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed entrance door and further door leading to the entrance hall.

Entrance Hall
With carpet flooring, stairs leading to the first floor and doors leading into the dining room and lounge.

Lounge
16'4" x 11'9" (5.00m x 3.59m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

Dining Room
12'4" x 10'11" (3.76m x 3.33m)
French doors leading into conservatory, carpet flooring and radiator.

Conservatory
11'2" x 9'7" (3.41m x 2.93m)
UPVC and brick construction, tiled flooring and UPVC double glazed French doors leading into the rear garden.

Kitchen
11'2" x 8'11" (3.42m x 2.73m)
Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel sink and drainer unit, integrated electric oven with inset gas hob above and extractor fan over, space and plumbing for washing machine, further useful appliance space, tiling to walls, door to rear lobby and UPVC double glazed window to the rear.

Rear Lobby
UPVC double glazed door leading to rear garden and further door leading into the WC.

Downstairs WC
Fitted with a low level WC , wall mounted wash hand basin and radiator.

First Floor Landing
UPVC double glazed windows to the side, carpet flooring, stairs rising from the ground floor, two useful storage cupboards and doors leading into the bathroom and bedrooms.

Bedroom One
14'0" x 9'3" (4.28m x 2.83m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Two
10'11" 9'8" (3.34m 2.95m)
UPVC double glazed window to the rear , carpet flooring and radiator.

Bedroom Three
9'9" x 6'8" (2.99m x 2.05m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom
Fitted with a three piece suite comprising; panelled bath with shower over and glass splash screen, wash hand basin with vanity unit below, low level WC, tiling to walls and floor, radiator, extractor fan and obscured UPVC double glazed window to the rear.

Outside
The property also has the benefit of a low maintenance block paved driveway to the front with gated side access. To the rear is an enclosed garden, primarily lawned with a raised paved seating area and hedged boundaries.

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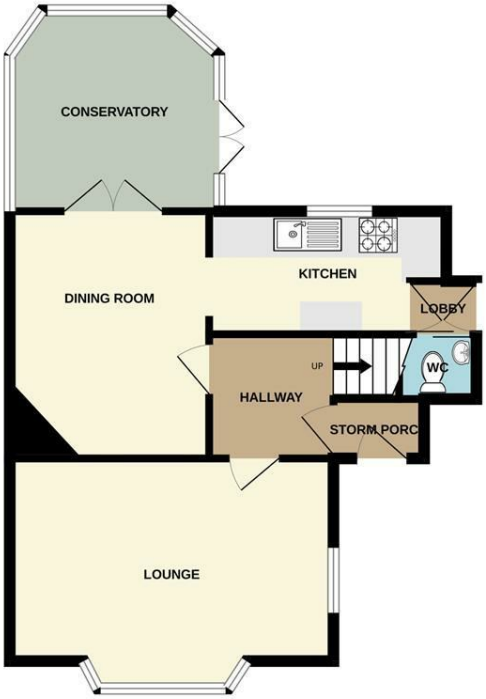
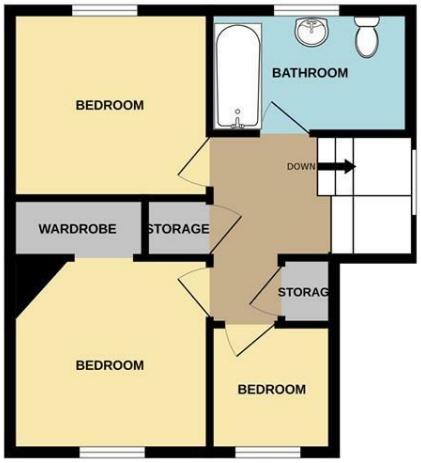
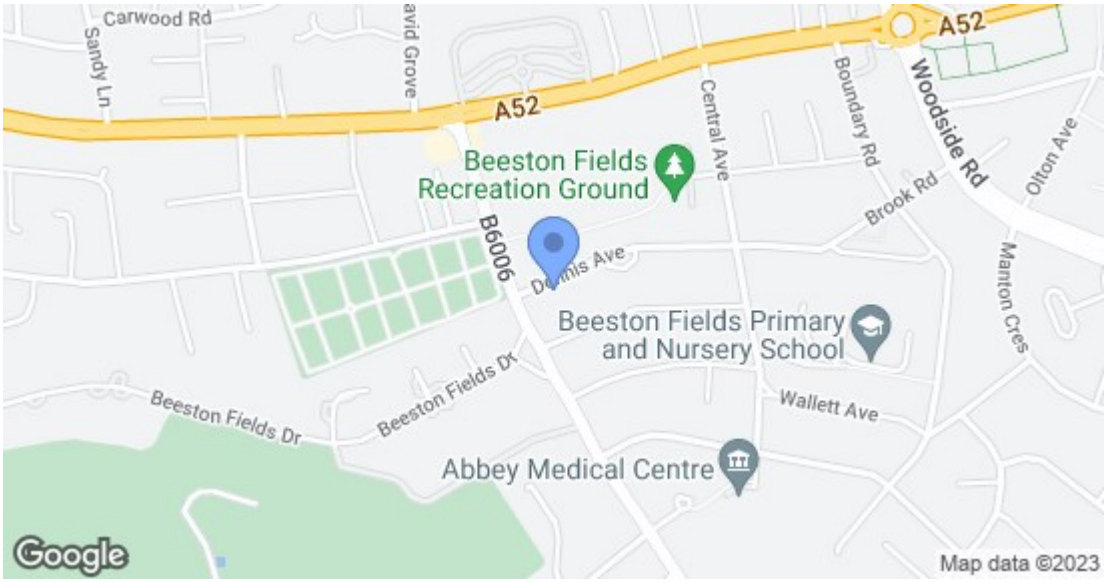
ESTATE AGENTS

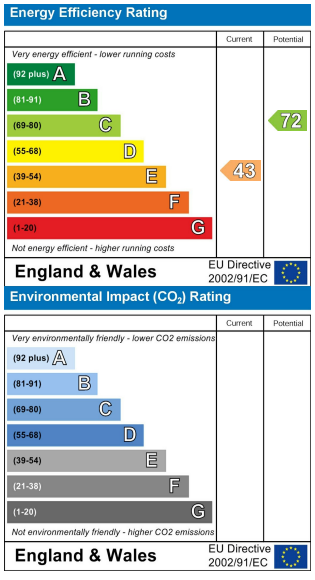
GROUND FLOOR



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.

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