



Leslie Avenue,
Beeston, Nottingham
NG9 1HT

£265,000 Freehold



An attractive and well-presented double fronted two-bedroom semi-detached house.

Renovated to a good standard in recent years by the current vendor, including a replacement kitchen, bathroom, boiler, re-wire, new drive and general cosmetic improvement, this excellent house now offers a stylish and contemporary living space that will appeal to a variety of potential purchasers but is considered ideal for a first-time buyer or investor.

In brief the bright and appealing interior comprises: entrance hall, open plan kitchen diner, and lounge to the ground floor, rising to the first floor are two bedrooms and a modern bathroom.

Outside the property has a drive to the front providing ample car standing, and to the rear has a enclosed primarily lawned garden, with patio.

Tucked away in a sought-after cul-de-sac within central Beeston, a short walk from the Train Station and Dovecote Lane Park, as well as being readily accessible for the Town Centre and Tram Stop, this great property is well worthy of viewing.



Entrance Hall

A composite double glazed entrance door, stairs leading to the first floor, and doors leading into the kitchen diner and lounge.

Kitchen Diner

19'2" x 9'10" maximum overall measurements (5.85m x 3.00m maximum overall measurements)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above and inset electric oven below, integrated washing machine and dishwasher, two radiators, inset ceiling spotlights, three UPVC double glazed windows, and UPVC double glazed door to the exterior.

Lounge

14'11" x 10'11" plus under stair recess (4.55m x 3.35m plus under stair recess)

UPVC double glazed bay window to the front, UPVC double glazed patio doors to the rear, radiator, display recess within chimney breast, wall mounted Ideal boiler, and inset ceiling spotlights.

First Floor Landing

UPVC double glazed window to the side, loft hatch and meter cupboard.

Bedroom One

12'10" x 10'11" plus recess (3.93m x 3.34m plus recess)
UPVC double glazed window and radiator.

Bedroom Two

11'8" x 8'0" maximum overall measurements (3.58m x 2.44m maximum overall measurements)
UPVC double glazed window and radiator.

Bathroom

With fitments in white comprising: low level WC, wash-hand basin inset to vanity unit, P-shaped bath with mains control overhead shower and further shower handset, part tiled walls, radiator, extractor, and UPVC double glazed window.

Outside

To the front the property has a drive providing car standing for two to three vehicles, and gated access to the rear. To the rear of the property has an enclosed garden, with two patios and a primarily lawned garden.

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

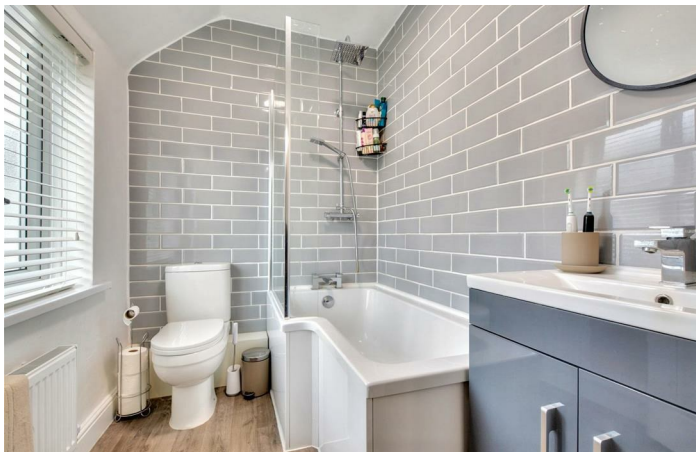
Planning Permissions/Building Regulations: None

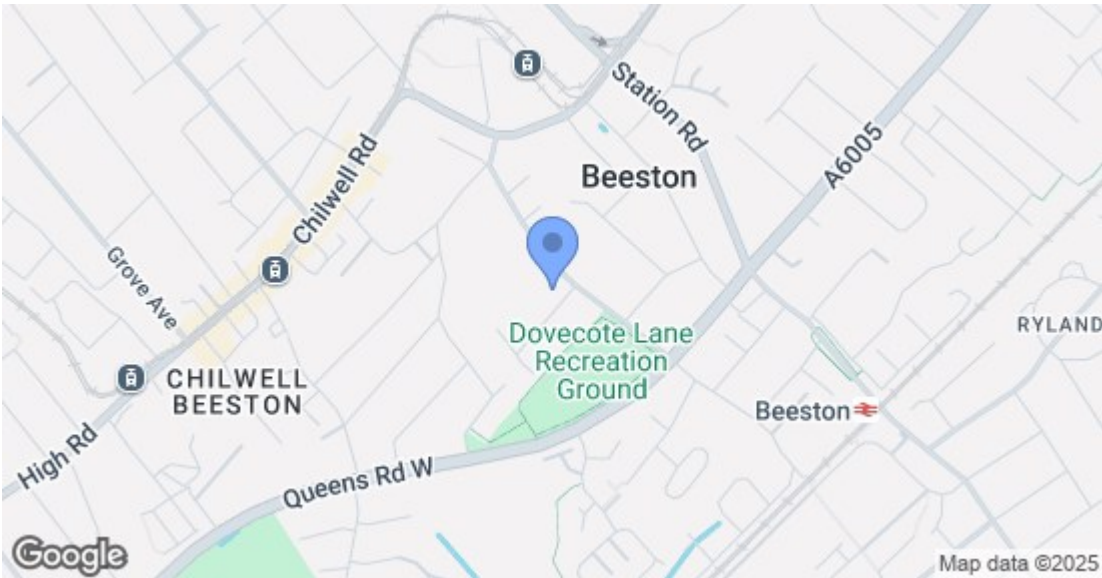
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		57
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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