Robert Ellis

look no further...







East Crescent,
Beeston Rylands, Nottingham
NG9 1PZ

£350,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



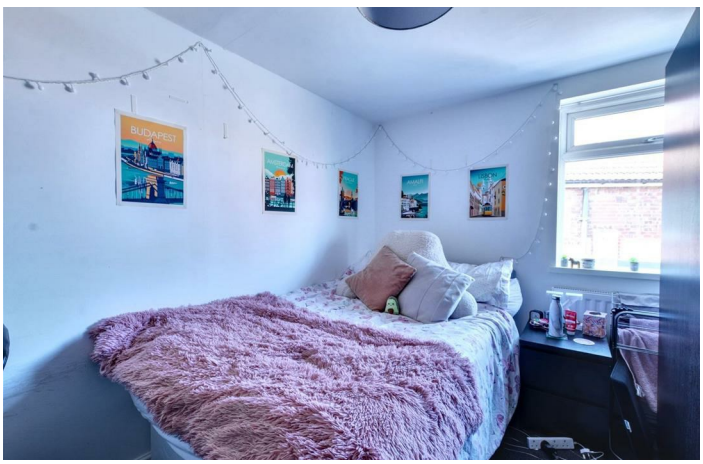
Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including Beeston town centre, excellent transport links, The University of Nottingham, and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including investors.

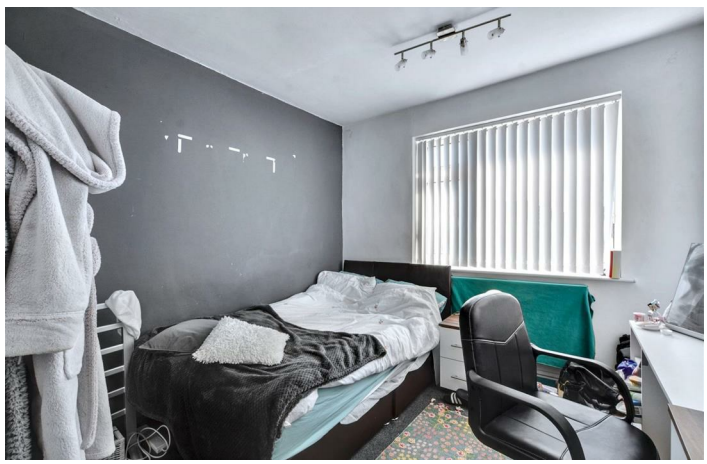
In brief the internal accommodation comprises: entrance hall, two-double bedrooms to the ground floor, an open plan kitchen living diner, with a further four good sized double bedrooms, bathroom, and shower room to the first floor.

To the front of the property, you will find a blocked paved driveway, with stocked borders, and gated side access leading to the private and enclosed rear garden which includes a patio, sheltered decking area, perfect for entertaining, water tap, power points, brick-built store, with UPVC double glazed French doors and a UPVC double glazed window to the front.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition, and no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.

Currently let out achieving £3050 per calendar month.





Entrance Hall
UPVC double glazed entrance door, radiator, stairs to the first floor, and doors to the kitchen living diner, and two bedrooms.

Bedroom Three
10'11" x 10'3" (3.34m x 3.13m)
A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom One
13'7" x 10'2" (4.16m x 3.12m)
A carpeted double bedroom with radiator, and UPVC double glazed French doors to the rear garden.

Kitchen Living Diner
23'11" x reducing to 10'7" x 16'6" reducing to 10' (7.31m x reducing to 3.23m x 5.04m reducing to 3.15)
Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, inset electric hob with extractor fan over, kitchen island with breakfast bar, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and dishwasher, spotlights, exposed brick feature walls, radiator, two UPVC double glazed windows to the rear, UPVC glazed window to the front, and a composite door to the rear garden.

First Floor Landing
With loft hatch, and doors to the shower room, bathroom, and four bedrooms.

Bedroom Two
13'7" x 10'2" (4.16m x 3.12m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Four
10'11" x 9'3" (3.34m x 2.84m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Five
10'7" x 9'4" (3.25m x 2.87m)
A carpeted double bedroom with UPVC double glazed window to the rear and side, radiator, and spotlights.

Bedroom Six
11'0" x 8'6" (3.36m x 2.61m)
A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

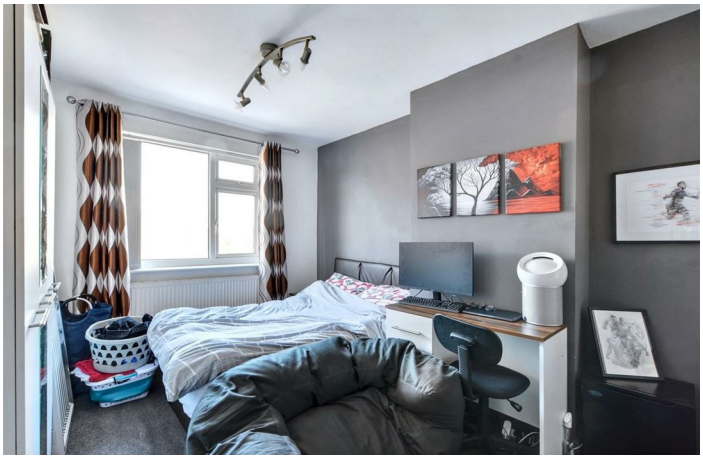
Bathroom
8'0" x 7'9" (2.44m x 2.37m)
Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, low-level WC, tiled flooring and walls, heated towel rail, extractor fan, UPVC double glazed window to the rear, and a cupboard housing the Worcester combination boiler.

Shower Room
7'9" x 6'6" (2.38m x 2m)
Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, low-level WC, laminate flooring, tiled splashbacks, heated towel rail, UPVC double glazed window to the front, spotlights, and extractor fan.

Outside
To the front of the property, you will find a blocked paved driveway, with stocked borders, and gated side access leading to the private and enclosed rear garden which includes a patio, sheltered decking area, perfect for entertaining, water tap, power points, brick-built store, with UPVC double glazed French doors and a UPVC double glazed window to the front.

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: obtained for previous completed work.
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.





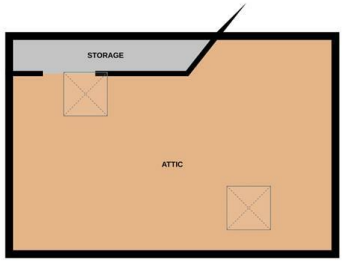
GROUND FLOOR



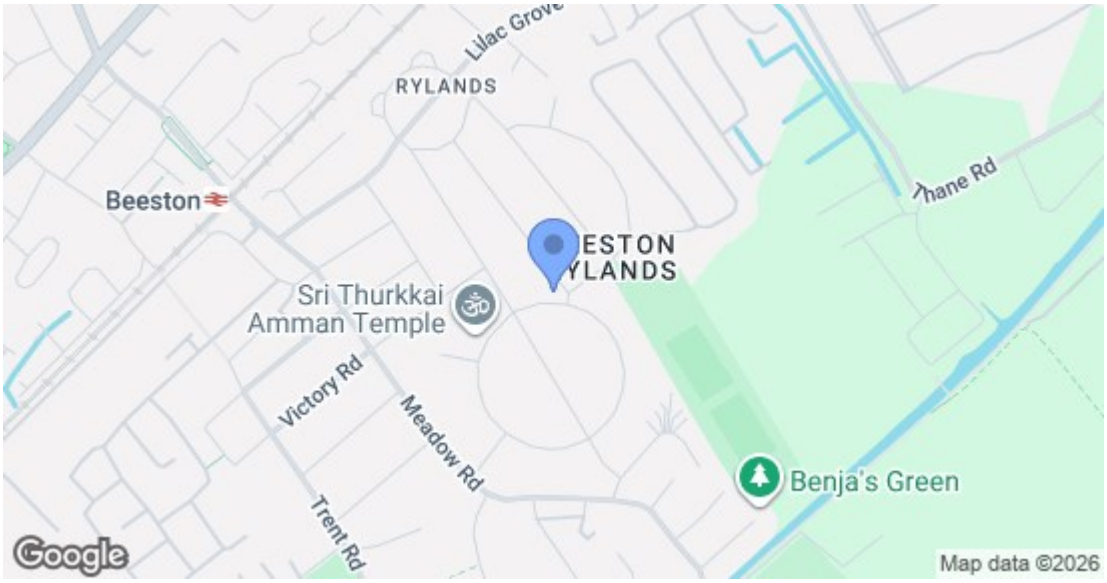
1ST FLOOR

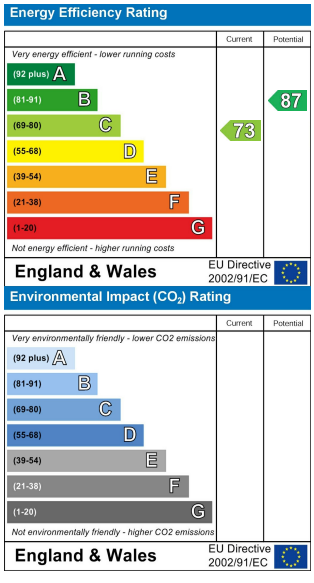


2ND FLOOR



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