Robert Ellis

look no further...

Trafalgar Road,
Beeston Rylands, Nottingham
NG9 1LB

£240,000 Freehold

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A traditional, three bedroom, mid-terrace property with rear garden and the benefit of no upward chain.

Situated in a popular and convenient location within walking distance of Beeston train station, Beeston marina and Beeston town centre and with easy access to Nottingham University and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity and is likely to appeal to a range of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Entrance porch, two reception rooms, kitchen and bathroom to the ground floor. Rising to the first floor are two double bedrooms and a single bedroom, accessed through the second bedroom.

Outside the property has a walled frontage with a paved footpath to the front door. The rear garden is then primarily lawned with fenced boundaries.

An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC double glazed door through to entrance porch leading to second entrance door.

Living Room
11'6" x 13'6" (3.522 x 4.122)
A carpeted reception room with radiator, and UPVC double glazed bay window to the front aspect.

Dining Room
11'6" x 12'1" (3.530 x 3.695)
Reception room, with laminate flooring, radiator, access to a useful understairs storage cupboard and UPVC double glazed door to the rear garden.

Kitchen
7'2" x 7'11" (2.206 x 2.435)
With wall, base and drawer units with worksurfaces over and breakfast bar into the dining room, tiled splashbacks and inset one and half bowl sink with drainer. Integrated fridge/freezer, dryer and electric oven with gas hob and extractor fan above. Two UPVC double glazed windows to the side aspect.

Inner Hallway
Space and fittings for freestanding washer dryer and wall mounted boiler.

Bathroom
Incorporating a three piece suite comprising bath with mains powered shower above, wash hand basin and WC, fully tiled walls and UPVC double glazed window to the rear aspect.

First Floor Landing

Bedroom One
11'6" x 11'4" (3.507 x 3.473)
A carpeted double bedroom with radiator and UPVC double glazed window to the front aspect.

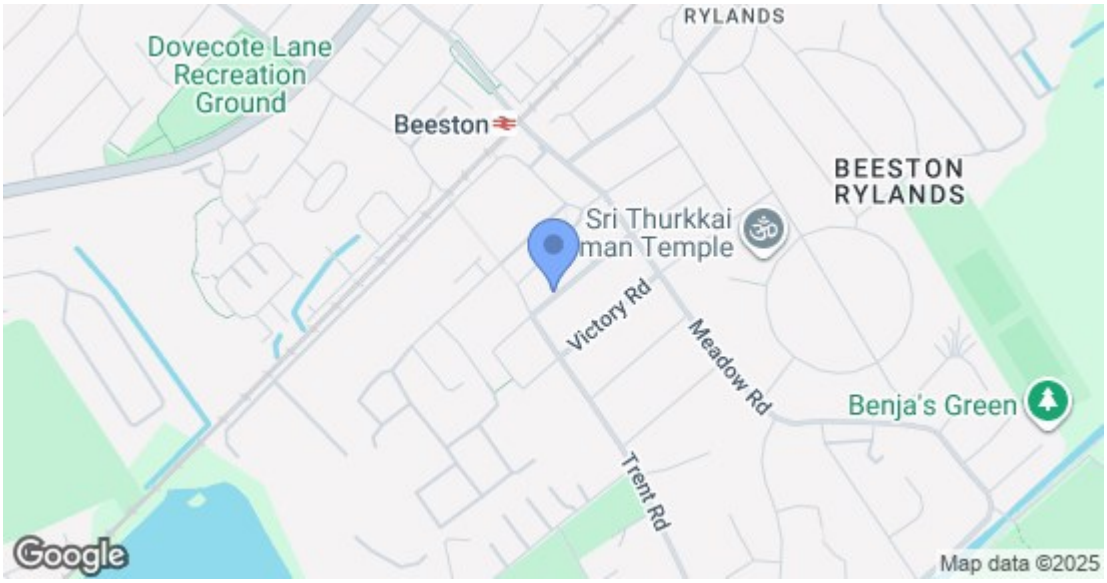
Bedroom Two
11'7" x 12'1" (3.531 x 3.697)
A carpeted double bedroom with radiator, and UPVC double glazed window to the rear aspect. Access to the loft room.

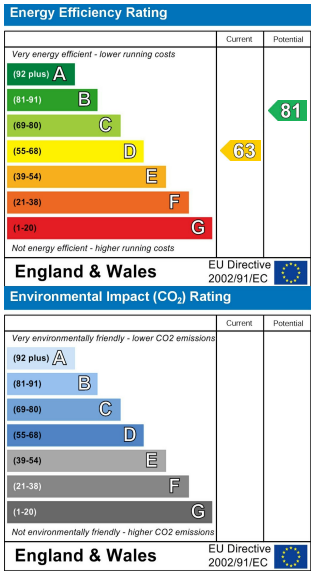
Bedroom Three
7'2" x 11'7" (2.187 x 3.553)
A carpeted single room with radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a walled frontage with a paved footpath to the front door. The rear garden is then primarily lawned with fenced boundaries.

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
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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