Robert Ellis

look no further...

Broadgate Avenue,
Beeston, Nottingham
NG9 2HE

£260,000 Freehold

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A two bedroom end of terrace house situated within walking distance of Beeston High Street. This well presented property is an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors looking to add to their portfolio.

The property is just off Beeston High Street, ideally situated for a range of local amenities including shops, bars, restaurants and Nottingham University. There is easy access to bus and tram links in and around the city and Beeston train station is nearby for journeys further afield.

In brief, the internal accommodation comprises: Living room and kitchen/diner to the ground floor.
Rising to the first floor are two bedrooms and a bathroom.

To the front of the property is a low maintenance paved driveway with side access leading to the rear where you will find a primarily lawned garden with a paved seating area and a recently added brick built summer house that could be easily converted into a gym or office.

Benefiting from a new roof, double glazing and gas central heating throughout and being offered to the market with no upward chain, an early viewing comes highly recommended.

Living Room
13'3" x 13'1" (4.055 x 4.013)
A UPVC double glazed door leads through to living space with laminate flooring, two radiator, exposed brick feature wall and UPVC double glazed bay window to the front aspect.

Kitchen/Diner
16'0" x 9'5" (4.887 x 2.893)
With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven and gas hob. Space and fittings for freestanding washing machine and fridge/freezer. UPVC double glazed window and door to the rear garden.

First Floor Landing

Bedroom One
12'11" x 10'10" (3.938 x 3.310)
Double bedroom with laminate flooring, built in wardrobe, radiator and UPVC double glazed window to the front aspect.

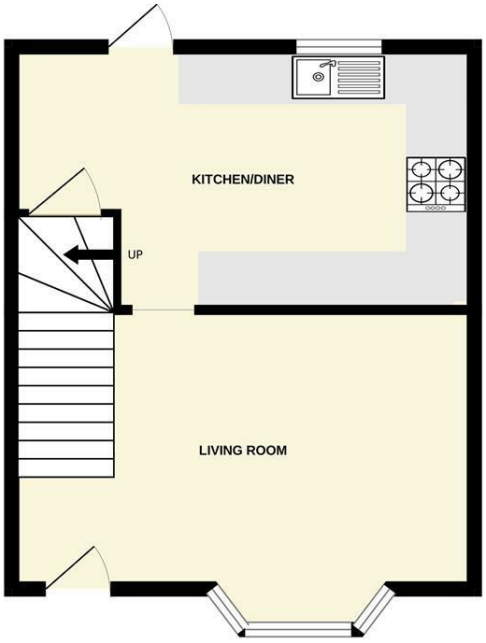
Bedroom Two
9'9" x 9'0" (2.984 x 2.755)
Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three piece suite comprising bath with electric powered shower over and glass shower screen, wash hand basin and WC.

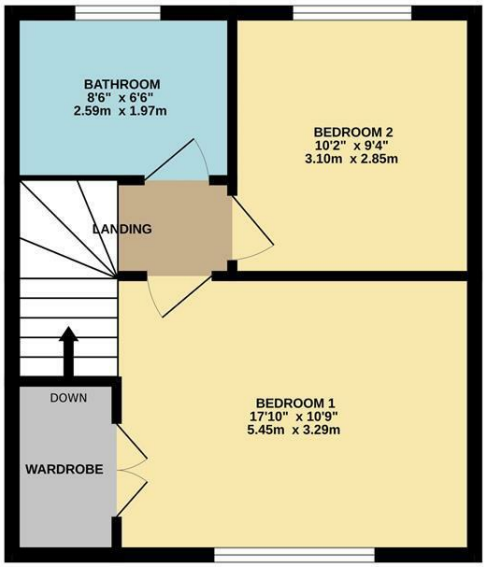
Outside
To the front of the property is a low maintenance paved driveway with side access leading to the rear where you will find a primarily lawned garden with a paved seating area and a recently added brick built summer house that could be easily converted into a gym or office.

Summer House
14'5" x 10'4" (4.40 x 3.15)

GROUND FLOOR



1ST 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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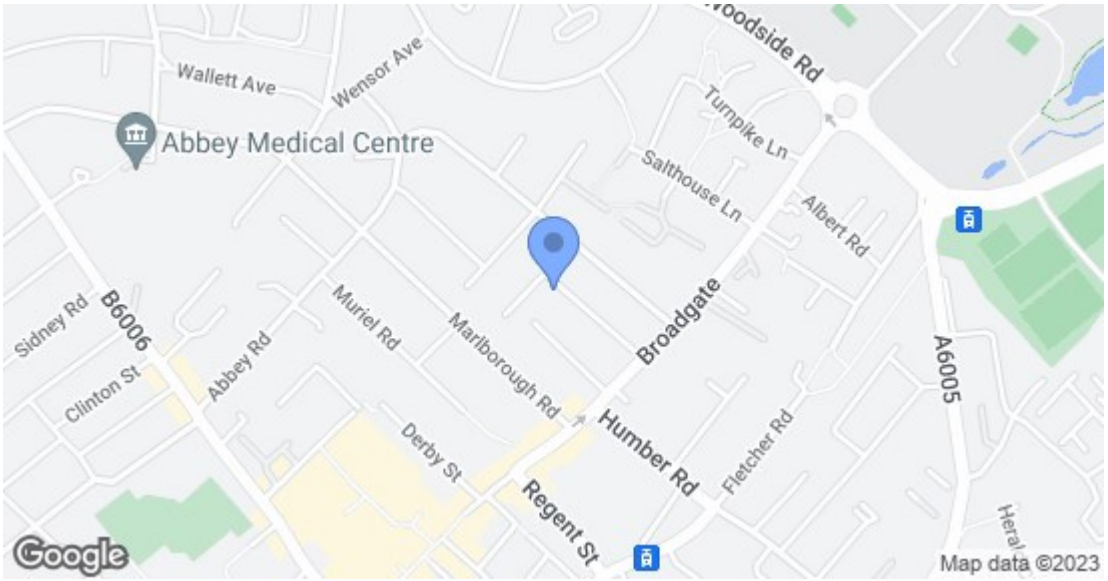

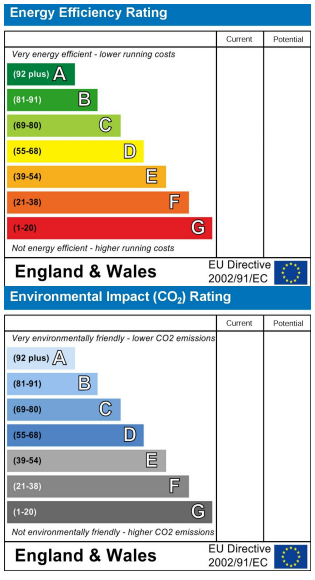

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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