Robert Ellis

look no further...

Clinton Street,
Beeston, Nottingham
NG9 1AZ

£250,000 Freehold

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An interesting opportunity has arisen to purchase this three bedroom semi detached cottage situated on a generous plot in need of modernisation.

This property is one of a pair of period cottages set back from the road which gives a very deep frontage providing parking for several vehicles and a single garage to the side of the property. The plot offers great potential for the possibility of extending the house into a larger family dwelling (subject to planning permission, etc).

Benefitting from uPVC double glazed windows and gas fired central heating served from a combination boiler installed in January 2023. The property does, however, require modernisation and improvement but offers fantastic potential to both the property investor/developer and home owner with good DIY skills.

The current accommodation comprises front reception room (currently used as a ground floor bedroom), rear reception room (currently used as a sitting room), kitchen, rear lobby and ground floor bathroom. There is a cellar accessed from the rear reception room. To the first floor the landing provides access to three bedrooms and cloaks/WC.

Situated in a highly regarded North-West suburb of Beeston within walking distance of the vibrant town centre with a great mix of shops and facilities, bars, restaurants, cafes and cinema. There are suburb transport links with bus, tram and train all within the town. Beeston is ideally placed for Nottingham University and Queens Medical Centre.

Offered for sale with immediate vacant possession. Viewing is recommended to appreciate the potential on offer.

FRONT RECEPTION ROOM
13'5" x 10'11" (4.09 x 3.35)
Radiator, double glazed window and front entrance door.

REAR RECEPTION ROOM
12'5" x 10'5" (3.79 x 3.20)
Radiator, double glazed windows to the rear, door to staircase leading to the first floor, door to cellar and door to kitchen.

CELLAR
13'6" x 11'1" (4.13 x 3.38)
With light and limited head height.

KITCHEN
11'1" x 8'10" (3.4 x 2.7)
A range of base units with work surfacing and stainless steel sink unit with single drainer. Double glazed window and door to the rear. Door to rear lobby.

REAR LOBBY
Giving access to the bathroom.

BATHROOM
Three piece suite comprising wash hand basin, low flush WC and bath. Window.

FIRST FLOOR LANDING
Doors to bedrooms and cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

BEDROOM ONE
13'5" x 11'0" (4.09 x 3.37)
Radiator, double glazed window to the front.

BEDROOM TWO
11'9" x 6'11" (3.60 x 2.13)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'10" x 6'11" (2.70 x 2.13)
Double glazed window to the rear.

OUTSIDE
The property is situated on a generous plot set back from the road, fenced and gated in with double gates leading to forecourt providing parking for several vehicles which in turn leads to a sectional concrete single garage. There is a pathway running along the side of the property between the garage and the house leading to the rear garden where there is an area of bedding, hard landscaping and attached store.

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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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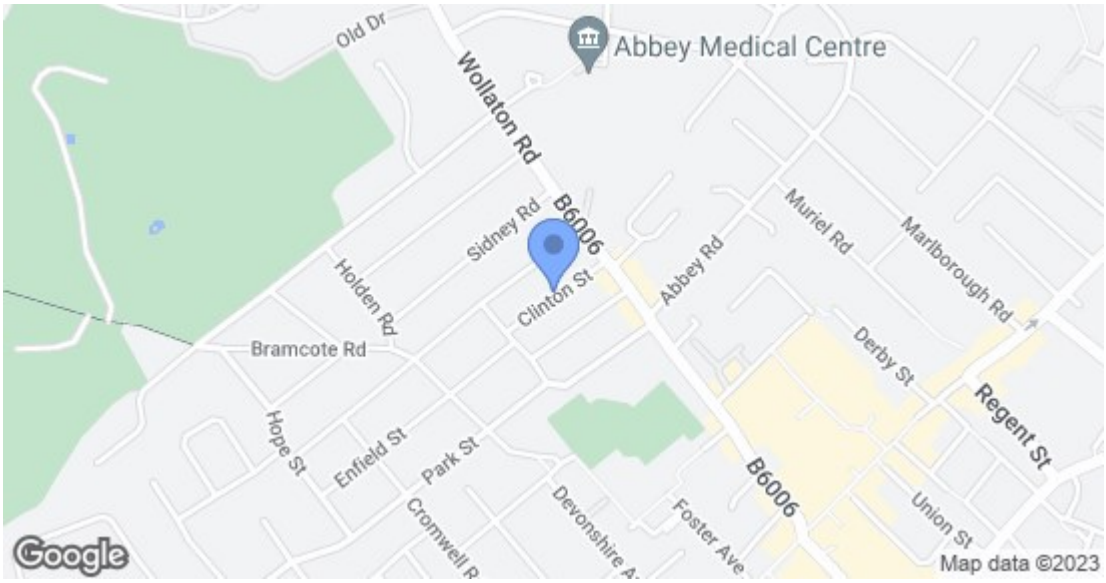

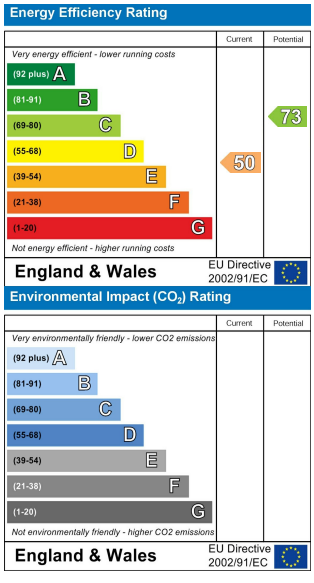

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