Robert Ellis

look no further...

Grace Avenue,
Beeston, Nottingham
NG9 2BX

£170,000 Freehold

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A traditionally styled and constructed two bedroom mid-terrace house.

Offered to the market with the benefit of chain free vacant possession, this is an excellent investment opportunity tucked away in a central Beeston location.

In brief, the internal accommodation comprises: Sitting room, kitchen, rear hallway and bathroom to the ground floor, rising to the first floor are two bedrooms.

Outside the property has a garden to the rear with a yard area, lawn and shrubs.

Within easy walking distance of Beeston train station and the NET tram as well as being ideally placed for Beeston town centre which offers a variety of shops and services.

Sitting Room
13'7" x 12'1" (4.15 x 3.69)
A composite entrance door leads to sitting room with UPVC double glazed window, radiator and fitted cupboard.

Kitchen/Diner
12'2" decreasing to 5'2" x 10'7" (3.71 decreasing to 1.60 x 3.24)
With fitted wall and base units, worksurfaces with tiled splashbacks, inset gas hob with air filter above and electric oven below, single sink and drainer with mixer tap, plumbing for a washing machine, radiator and UPVC double glazed window.

Rear Hallway
With stairs to first floor landing, storage cupboard and door to the exterior.

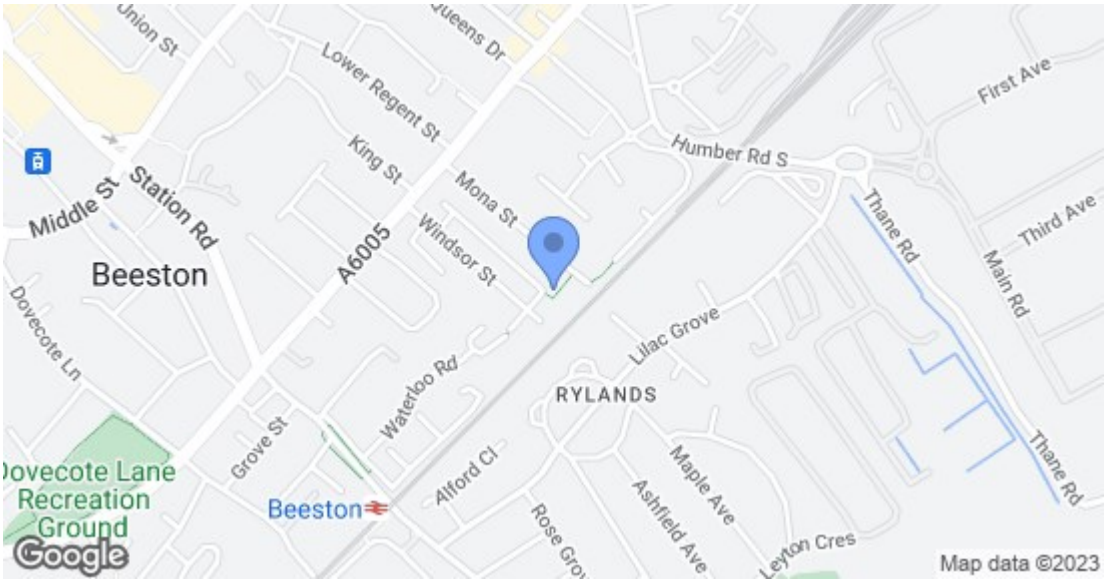
Bathroom
Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with shower over, part tiled walls, radiator, UPVC double glazed window and extractor fan.

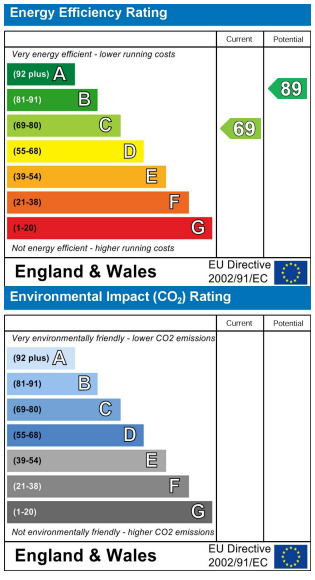
First Floor Landing

Bedroom One
13'6" x 12'2" (4.14 x 3.71)
With UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Two
With UPVC double glazed window, radiator, exposed and varnished floorboards and cupboard housing the Worcester boiler.

Outside
To the rear the property has an enclosed garden with a yard area, lawn and stocked borders.





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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