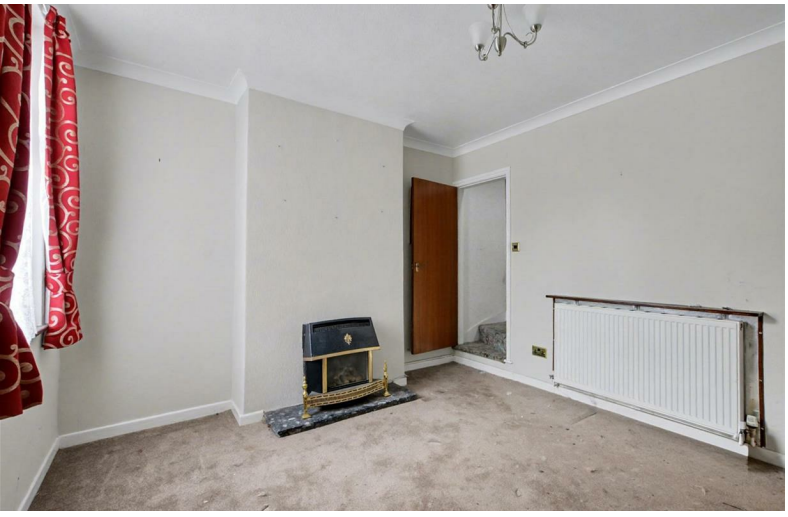
Robert Ellis

look no further...



Montague Street,
Beeston, Nottingham
NG9 1BA

£235,000 Freehold

0115 922 0888

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What sets this two-double bedroom period end-terrace apart from many is the generous size of the garden plot, which provides for off-road parking to the front, and an enclosed garden area laid to lawn.

Benefiting from gas fired central heating, and double glazed widows throughout, the property would benefit from some cosmetic refurbishment, therefore offering great potential in particular for first time buyers to put their own mark upon this home.

Situated in this highly regarded residential suburb in the north-west quadrant of Beeston. The Property is within walking distance of the vibrant town centre, which offers a generous variety of national and independent retailers, bars, restaurants and cafe's for all tastes, as well as Sainsbury's and Tesco. Beeston all has it own cinema, and fantastic transport links, with bus, tram and train, which includes a direct service to London St Pancras.

Offered for sale with no chain, an internal viewing is recommended to fully appreciated the potential on offer.

Lounge
12'5" x 11'6" (3.81m x 3.51m)
Radiator, double glazed window and door to the front.

Dining Room
12'4" x 11'10" (3.78m x 3.62m)
Door to the staircase leading to the first floor. Radiator, double glazed window to the rear, and access to kitchen.

Kitchen
9'4" x 6'11" (2.87m x 2.11m)
Fitted with a range of wall and base units with work surfacing, stainless steel sink and drainer unit, plumbing for a washing machine, space for cooker, double glazed window, and door to the rear garden.

First Flooring Landing
Doors to bedrooms and bathroom.

Bedroom One
12'5" x 11'6" (3.81m x 3.51m)
Over stairs store cupboard with hatch leading to the loft. Radiator, double glazed window to the front.

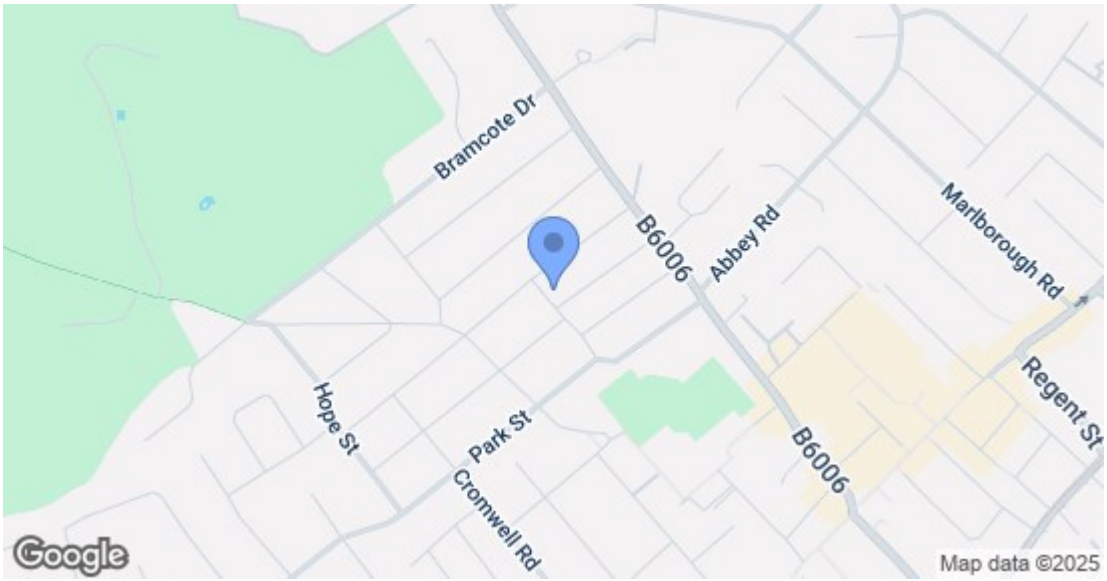
Bedroom Two
12'5" x 11'10" (3.80m x 3.62m)
Radiator, double glazed window to the rear and connecting door to the bathroom.

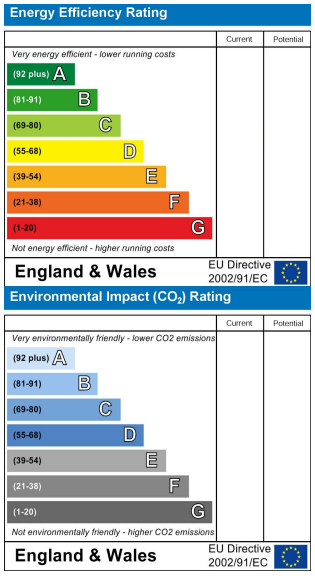
Bathroom
9'4" x 6'11" (2.87m x 2.11m)
Three piece suite comprising: wash-hand basin, low flush WC, and bath. Built-in airing cupboard housing gas condensing boiler (for central heating and hot water). Hot water cylinder. Radiator, double glazed window.

Outside
To the front is a fenced in garden with wrought iron gate and pathway leading to the front door. To the side of the property is gated off-road parking currently for one vehicle, there is a pedestrian gate opening through to the main garden which is laid to lawn, with garden shed. There is a gate leading to an enclosed yard where there is an attached brick out-building.

Break Outbuilding:
2.32m x 1.70m
With two access doors.

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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