Robert Ellis

look no further...

Ashfield Avenue,
Beeston Rylands, Nottingham
NG9 1PY

£250,000 Freehold

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A traditional three-bedroom semi-detached property with the benefit of no upward chain.

Situated in Beeston Rylands, just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for any buyers looking to put their own stamp on their next purchase, this could include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room, dining room, kitchen, and downstairs WC. Then rising to the rear are three bedrooms, bathroom, and separate WC.

Outside the property to the front is a paved driveway and gated side access to the rear. Here is a fairly low maintenance garden with mature shrubs and paving.

With the benefit of UPVC double glazing throughout, positioned in a fantastic location, this is an exciting opportunity for any buyer, and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall with radiator.

Living Room
12'10" x 9'9" (3.92m x 2.98m)
A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

Dining Room
18'5" x 9'8" (5.62m x 2.96m)
A carpeted reception room, with radiator, gas fireplace and UPVC double glazed sliding door to the rear garden.

Kitchen
10'2" x 8'5" (3.10m x 2.57m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, a useful pantry cupboard and UPVC double glazed window to the rear and door to the side passage.

Downstairs WC
Low flush WC and wash hand basin.

Bedroom One
13'4"x 9'9" (4.07mx 2.98m)
A carpeted bedroom, with radiator, and UPVC double glazed window to the rear aspect.

Bedroom Two
10'7" x 8'7" (3.25m x 2.64m)
A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

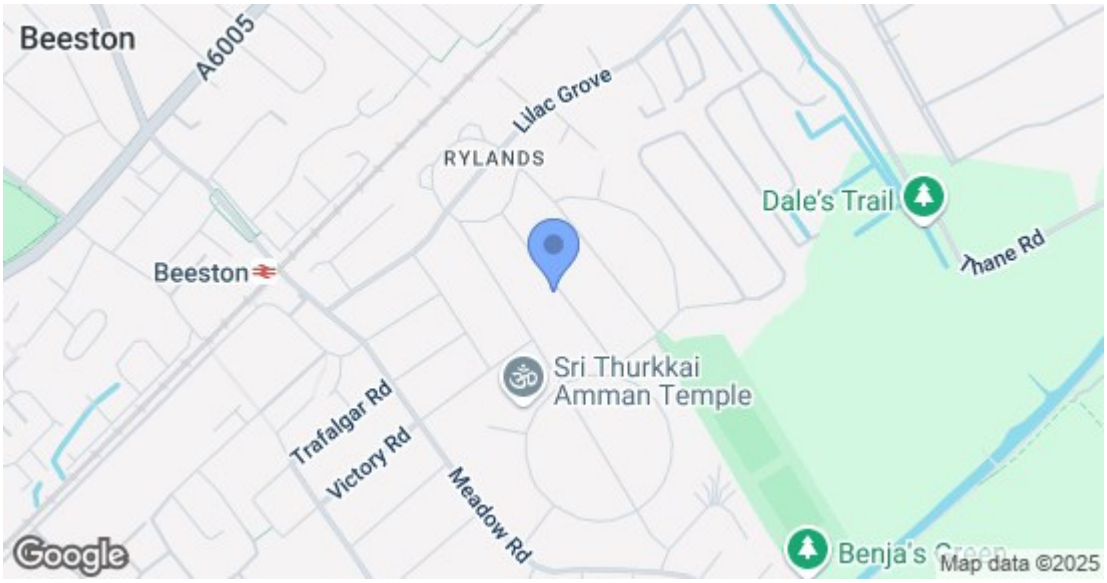
Bathroom
Incorporating a two-piece suite comprising pedestal wash hand basin, walk in mains powered shower, part tiled walls, radiator and cupboard housing the water tank.

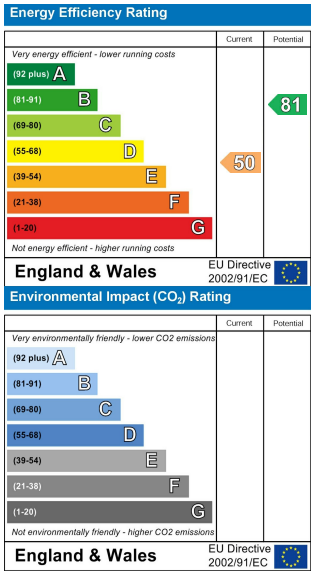
Separate WC
Fitted with a low flush WC, and UPVC double glazed window to the side.

Outside
To the front is a paved driveway with walled frontage and gated side access to the rear. This is primarily paved, with mature shrubs, shed and 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
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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