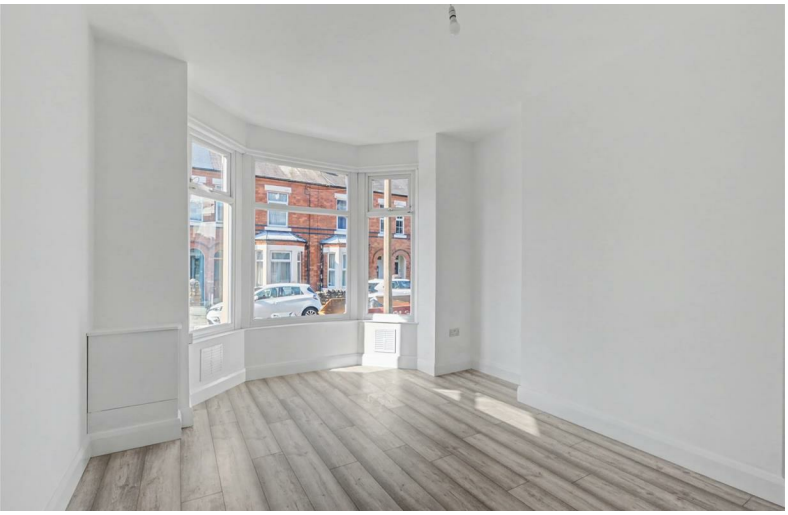
Robert Ellis

*look no further...*



Collington Street,
Beeston, Nottingham
NG9 1FJ

**£300,000 Freehold**

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A well-presented and versatile four-bedroom Victorian terrace house.

Recently renovated and remodelled house with deceptively spacious accommodation arranged over three-floors, benefits from new carpets and laminate flooring, modern fixtures and fittings throughout including new oven and hob, and four good bedrooms two of which have new en-suites.

In brief the internal accommodation comprises entrance hall, sitting room, dining room, kitchen utility and WC, beneath which is a cellar. Rising to the first floor is an en-suite bedroom, a further double bedroom and new bathroom, then rising to the second floor is a spacious landing with potential study area, two further bedrooms one of which has an en-suite.

Outside the property has a walled frontage and to the rear there is an enclosed yard/patio and low-maintenance gravelled area.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after position within north-west Beeston surrounded by attractive period properties and being well placed for a wide range of local amenities.

Porch
A recess porch with tiled flooring shelters the UPVC entrance door.

Entrance Hallway
With stairs off to the first floor landing and radiator.

Sitting Room
15'3" x 11'8" (4.65m x 3.57m )
UPVC double glazed bay window and radiator.

Dining Room
12'1" x 12'0" (3.69m x 3.67m )
UPVC double glazed patio door leading to the rear garden, and radiator.

Kitchen
9'1" x 8'4" (2.79m x 2.55m )
Modern fitted wall and base units, work surfacing with tiled splashback, inset new electric hob with air filter above, inset new electric oven, single sink and drainer with mixer tap, UPVC double glazed window, tiled flooring, and radiator.

Utility
6'3" x 4'11" (1.91m x 1.51m )
Fitted wall and base units, work surfacing with tiled splashback, plumbing for a washing machine and dishwasher, Baxi boiler, tiled flooring.

Downstairs WC
Fitted with a WC, wash-hand basin inset to vanity unit, tiled flooring, UPVC double glazed window and extractor fan.

First Floor Landing
With radiator and stairs off to the second floor landing.

Bedroom One
15'3" x 12'2" (4.65m x 3.73m )
UPVC double glazed window and radiator.

En-suite
With fitments in white comprising WC, wash-hand basin inset to vanity unit with tiled splashback, shower cubicle with Mira shower over, heated towel rail, tile flooring, and extractor fan.

Bedroom Two
10'4" x 8'4" (3.17m x 2.56m )
Two UPVC double glazed windows and radiator.

Bathroom
8'5" x 7'4" (2.57m x 2.25m )
With fitments in white comprising bath, wash-hand basin inset to vanity unit, WC, shower cubicle with mains control shower over, part tiled walls, tiled flooring, UPVC double glazed window, wall mounted towel rail, extractor fan, fitted shelving, and cupboard.

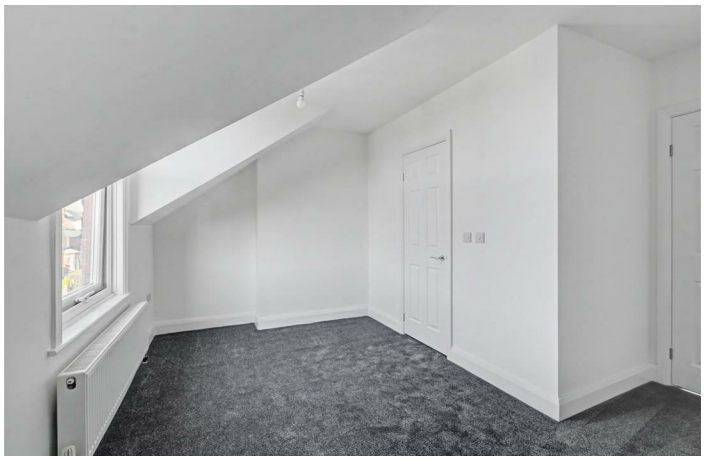
Second Floor Landing
With fitted desks and study area.

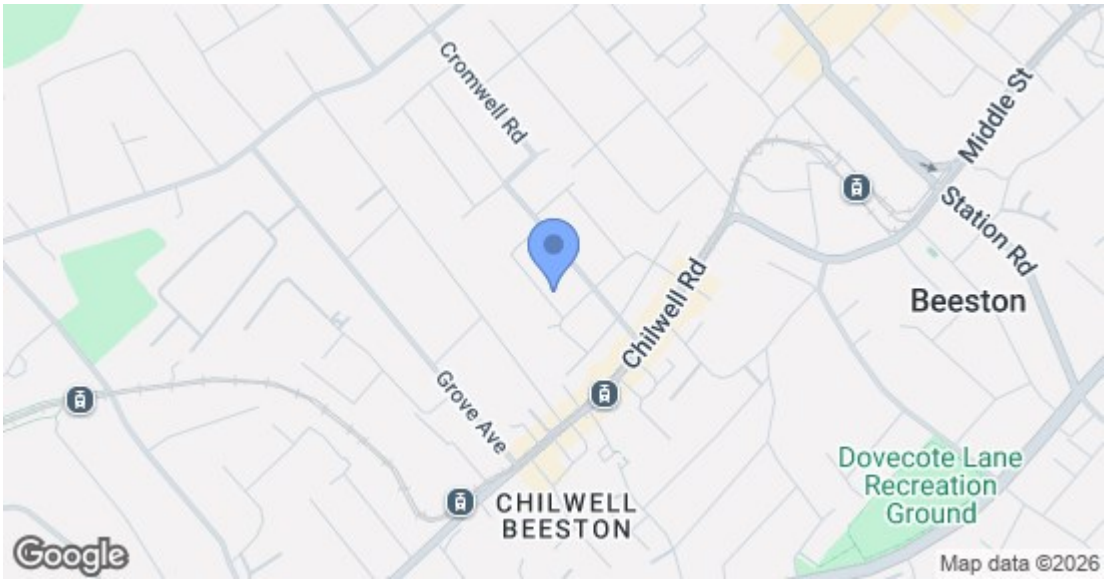
Bedroom Three
15'3" x 12'2" decreasing to 8'4" (4.66m x 3.72m decreasing to 2.56m )
UPVC double glazed window and radiator.

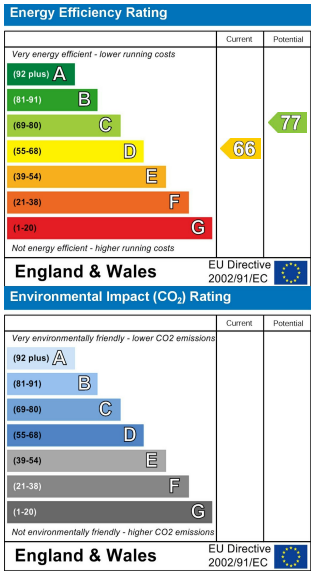
En-suite
With fitments in white comprising WC, wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, tiled flooring, heated towel rail, and extractor fan.

Bedroom Four
12'2" x 9'4" (3.73m x 2.85m )
UPVC double glazed window and Velux window.

Outside
To the front the property has a walled boundary, block paving and to the rear the property has an enclosed garden with block paving, outside and gravel area.






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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