Robert Ellis

look no further. . .

Middle Street,
Beeston, Nottingham
NG9 2AR

£180,000 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea

A three-double bedroom duplex flat.

Situated in this popular and convenient residential location, within easy reach of a range of local shops and amenities including excellent transport links, Beeston Town Centre, The University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including investors and young professionals.

In brief the internal accommodation comprises: three good-sized double-bedrooms and shower room on the first floor, with three-double bedrooms on the second floor.

To the front of the property, you will find a small courtyard style area, and gated side access leading to the private and enclosed rear garden which is primarily gravelled, with mature trees and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, along with ready to move in condition. This property is well worthy of an early internal viewing in order to be fully appreciated.

Porch
UPVC double-glazed entrance door with flanking windows, laminate flooring, and door to the entrance hall.

Entrance Hall
With a UPVC double-glazed window to the side, radiator, and stairs to the hallway.

Hallway
Stairs to the second floor, radiator, and doors to the shower room, and three bedrooms.

Bedroom One
11'11" x 10'6" (3.65m x 3.21m)
UPVC double-glazed bay window to the front, laminate flooring, and radiator.

Bedroom Two
10'9" x 9'7" (3.28m x 2.94m)
UPVC double glazed window to the side, laminate flooring, and radiator.

Bedroom Three
13'11" x 6'10" (4.25m x 2.09m)
UPVC double-glazed window to the rear, carpet flooring, and radiator.

Shower Room
Incorporating a three piece suite comprising: shower, wash-hand basin inset to vanity unit, low-level WC, tiled flooring and splashbacks, radiator, and extractor fan.

Kitchen Living Diner
19'9" x 13'10" (6.04m x 4.23m)
With laminate flooring, a range of wall and base unit, work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob, and extractor fan over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, spotlights, UPVC double glazed window to the rear, and radiator.

Outside
To the front of the property, you will find a small courtyard style area, and gated side access leading to the private and enclosed rear garden which is primarily gravelled, with mature trees and fence boundaries.

Material Information:
Leasehold
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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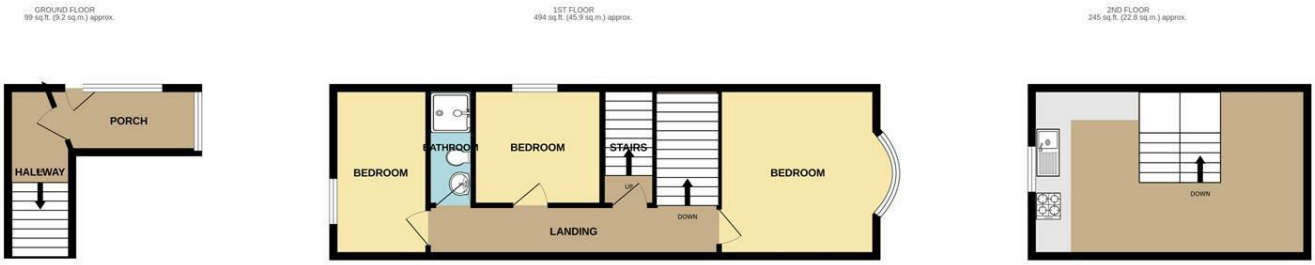
ESTATE AGENTS



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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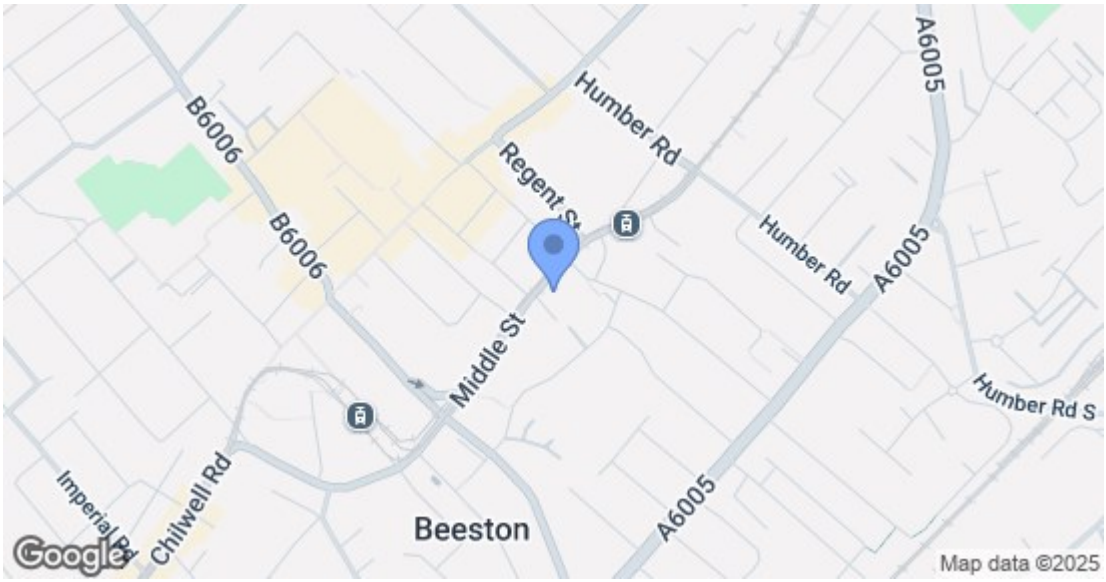

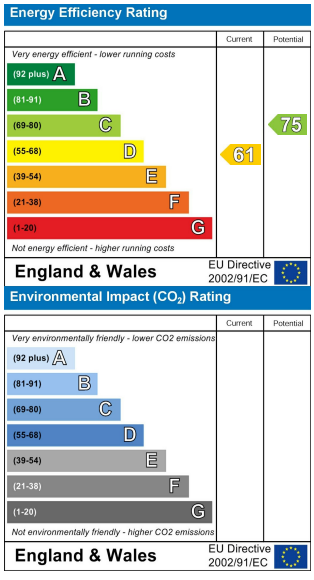

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888