Robert Ellis

look no further. . .

Marlborough Road
Beeston, Nottingham NG9 2HN

A three bedroom semi-detached house with off road parking and a detached garage.

Asking Price £290,000 Freehold

An ideally placed three bedroom semi-detached house in a popular residential location within the heart of Beeston. Ideal for a variety of buyers including first time buyers, investors and young professionals. Situated within walking distance of Beeston town centre and conveniently placed for a range of local amenities including shops, public houses, the gym and the Arc cinema. The property also provides easy access to a variety of bus and tram routes in and around the city and is within walking distance of Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hallway, living room, dining room and kitchen to the ground floor. Rising to the first floor are three double bedrooms and a family bathroom.

The property sits on a corner plot, to the front is primarily mature shrubs and hedges providing privacy to the living room. To the side is a paved driveway leading to the detached garage (with power), a lawned space with a vegetable patch and side access to the rear where you will find a pebbled/paved garden with water feature and flowerbeds.

The house has the additional benefit of solar panels and an early internal viewing comes highly recommended.

Entrance Hallway
With double glazed door through to entrance hallway with radiator and under stairs storage.

Living Room
11'4" x 17'1" (3.461 x 5.214)
Laminate flooring with two radiators and UPVC double glazed windows to the front and rear aspects.

Dining Room
11'1" x 11'8" (3.380 x 3.56)
Laminate flooring with radiator and UPVC double glazed windows to the front and side aspects.

Kitchen
11'0" x 7'10" (3.355 x 2.413)
With wall, base and drawer units, inset sink with drainer, integrated fridge freezer and space for a dishwasher, integrated electric hob and oven, space and fittings for freestanding washing machine and dryer, overhead radiator fan above the internal door (operated by central heating system), UPVC double glazed windows to the rear and side aspect and double glazed split door to the rear aspect.

First Floor Landing
With access to loft hatch, UPVC double glazed window to the side aspect and fitted air filter system.

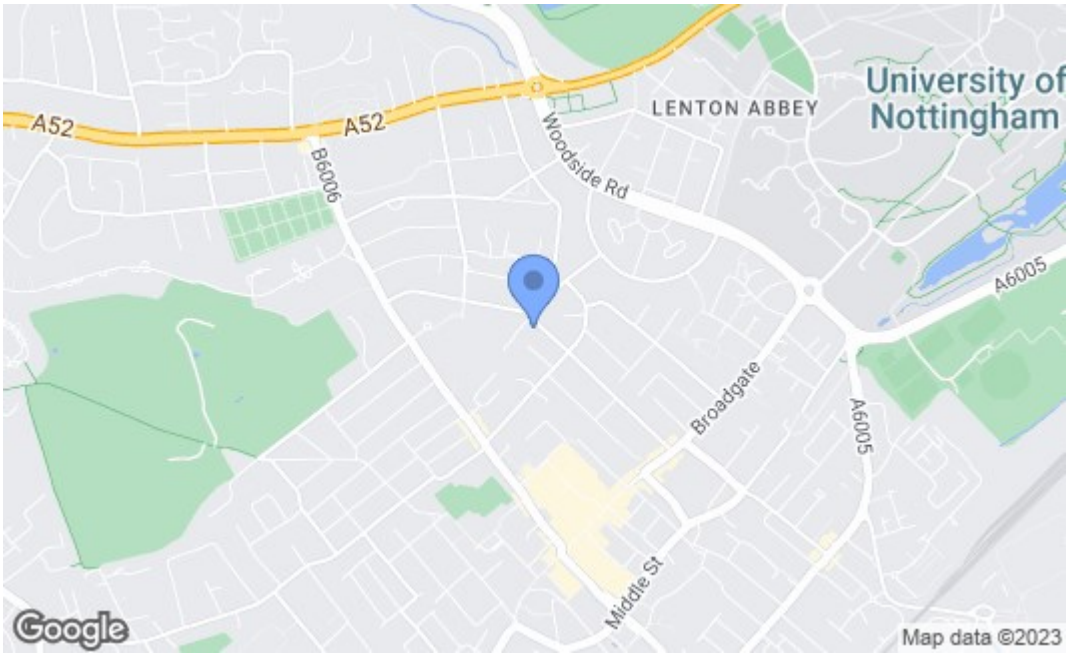
Bedroom One
8'10" x 13'1" (2.705 x 4.002)
Carpeted room with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

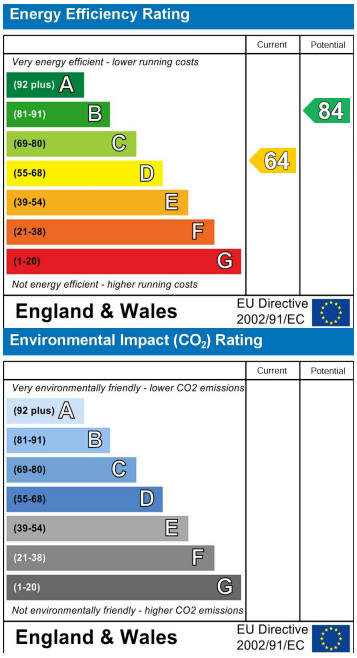
Bedroom Two
11'3" x 9'10" (3.447 x 3.020)
Laminate flooring with radiator and UPVC double glazed window to the front aspect.

Bedroom Three
11'4" x 6'11" (3.463 x 2.121)
Carpeted room with radiator and UPVC double glazed window to the rear aspect. Storage cupboard housing the wall mounted combination boiler.

Bathroom
Incorporating a four piece suite comprising corner bath, walk in electric shower, pedestal wash hand basin, low flush WC and a large towel radiator.

Outside
The property sits on a corner plot, to the front is primarily mature shrubs and hedges providing privacy to the living room. To the side is a paved driveway leading to the detached garage (with power), a lawned space with a vegetable patch and side access to the rear where you will find a pebbled/paved garden with water feature and flowerbeds. There is full external CCTV.





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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