Robert Ellis

look no further...

Georgina Road,
Beeston, Nottingham
NG9 1GQ

Price Guide £290-300,000

Freehold

0115 922 0888

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A THREE BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this beautifully presented, refurbished semi detached home on Georgina Road. This bay fronted semi detached home has multiple reasons as to why you should be including this property on your shortlist. Being positioned in a fantastic location providing great access to the train station and local amenities. The property has been done in a way that you are able to quite simply, unpack your boxes and start to enjoy your new home immediately. You will be impressed by the finish within the property from the internal doors to the stunning kitchen which boasts integrated appliances. The property arrives to the market offering no upward chain and a viewing is highly recommended.

This beautifully presented, brick constructed semi detached home is perfect for anyone looking to move straight into their next home. Internal accommodation briefly compromises of an entrance hallway, bay fronted lounge and recently fitted kitchen diner to the ground floor. To the first floor, there are three bedrooms and a shower room.

Within easy walking distance of Beeston Town Centre, local parks, schools, and excellent transport links, such as the NET tram and the A52, this great property is well worthy of viewing.

Entrance Hall
UPVC door and window to the front, wood effect flooring, recessed spotlights, radiator and door to:

Living Room
13'5 plus bay x 12'7 approx (4.09m plus bay x 3.84m approx)
Double glazed bay window to the front, radiator, spotlights and wood effect flooring.

Kitchen Diner
18'11 x 8'9 approx (5.77m x 2.67m approx)
With a range of matching wall, base and drawer units with work surfaces over, inset composite sink and drainer with swan neck mixer tap, integrated gas hob, extractor fan and oven, vertical radiator, spotlights, tiled splashbacks, wood effect flooring, UPVC double glazed window to the side, French doors to the rear garden.

First Floor Landing
Double glazed window to the side, spotlights to the ceiling, loft access hatch and doors to:

Bedroom 1
10'7 x 10'11 approx (3.23m x 3.33m approx)
Double glazed window to the front, radiator and spotlights to the ceiling.

Bedroom 2
8'10 x 12'10 max approx (2.69m x 3.91m max approx)
Double glazed window to the rear, radiator and spotlights.

Bedroom 3
8' x 8' max approx (2.44m x 2.44m max approx)
Double glazed window to the front, radiator and spotlights.

Shower Room
Obscure UPVC double glazed window to the rear, low flush w.c., wash hand basin, single shower cubicle with rainwater shower head and hand held shower, extractor fan. heated towel rail, waterproof boarding and tiled flooring.

Outside
To the front of the property there is a gravelled area with off street parking.

The rear garden is enclosed with a decked patio, lawn, panelled fencing and gated access.

Council Tax
Broxtowe Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 56mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

GROUND FLOOR

Robert Ellis ESTATE AGENTS

1ST FLOOR

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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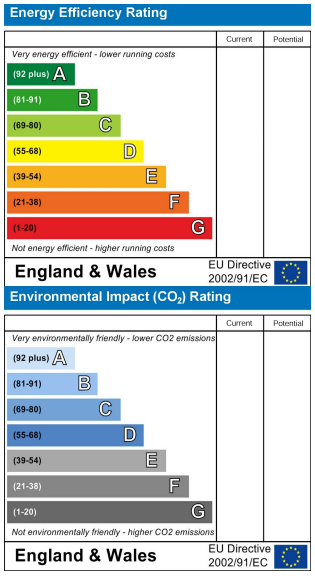

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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