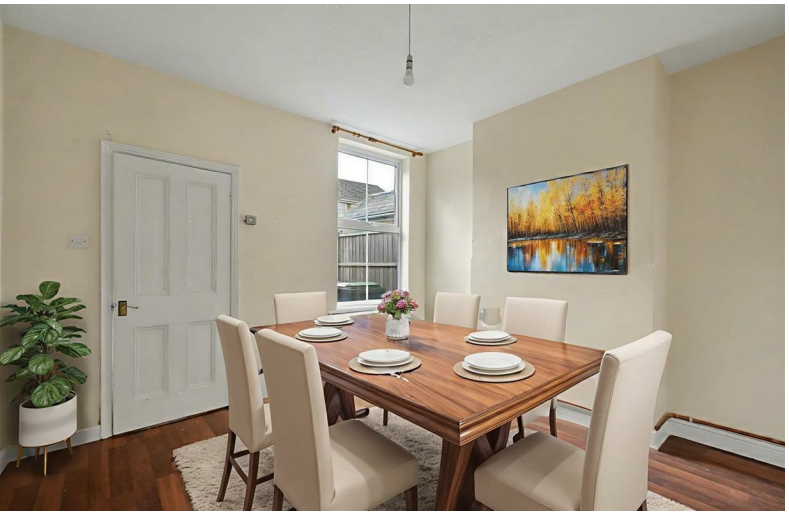
Robert Ellis

look no further...







Collington Street,
Beeston, Nottingham
NG9 1FJ

£250,000 Freehold

0115 922 0888

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A three-storey three-bedroom mid-terrace house.

Available to the market with the benefit of chain free vacant possession, this extended property offers a deceptive interior, that will appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: sitting room, dining room, kitchen, rear hall and bathroom to the ground floor, beneath which is a cellar, rising to the first floor are two bedrooms, and rising to the second floor is a further bedroom.

Outside the property has a front garden with established shrubs and to the rear there is an enclosed garden with a gravel/yard area and a primarily lawned garden with patio, shrubs and a shed.

Occupying an enviable position within central Beeston, this excellent house is conveniently situated for a range of transport links, local shops, parks and a variety of other facilities.





A composite entrance door leads to sitting room.

Sitting Room
11'11" x 11'4" (3.64m x 3.47m)
UPVC double glazed window, and radiator.

Inner Hallway
With stairs to the first floor landing.

Dining Room
11'11" x 11'9" (3.65m x 3.60m)
UPVC double glazed window, radiator, and stairs down to the cellar.

Kitchen
10'11" x 6'5" (3.34m x 1.98m)
Fitted with a range of wall and base units, work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer tap, inset gas hob with extractor, inset electric oven, integrated washing machine, UPVC double glazed window, and tiled flooring.

Rear Hallway
Store cupboard and door to the exterior.

Bathroom
6'4" x 6'2" (1.95m x 1.89m)
Fitments in white comprising WC, pedestal wash-hand basin, bath with triton shower over, towel rail, fully tiled walls, UPVC double glazed window, tiled flooring, and extractor fan.

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

Bedroom One
12'11" x 11'11" (3.94m x 3.64m)
UPVC double glazed window and radiator.

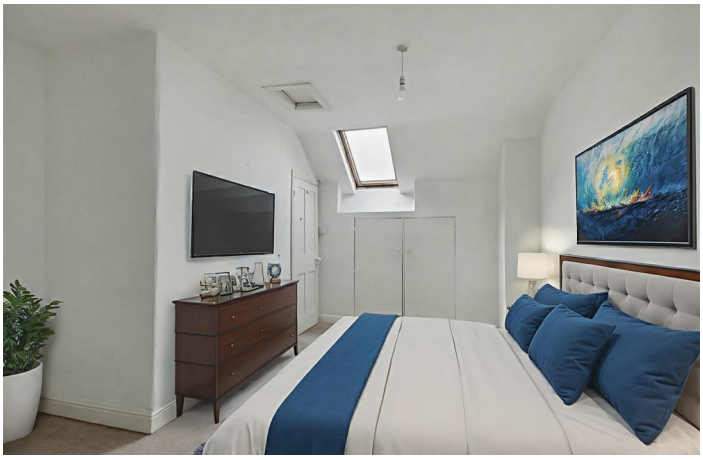
Bedroom Two
11'10" x 9'6" (3.62m x 2.90m)
UPVC double glazed window, radiator and useful under stairs cupboard.

Stairs off to second floor.

Bedroom Three
15'7" x 11'9" maximum overall measurements (4.77m x 3.60m maximum overall measurements)
Velux window, radiator, eaves storage cupboard.

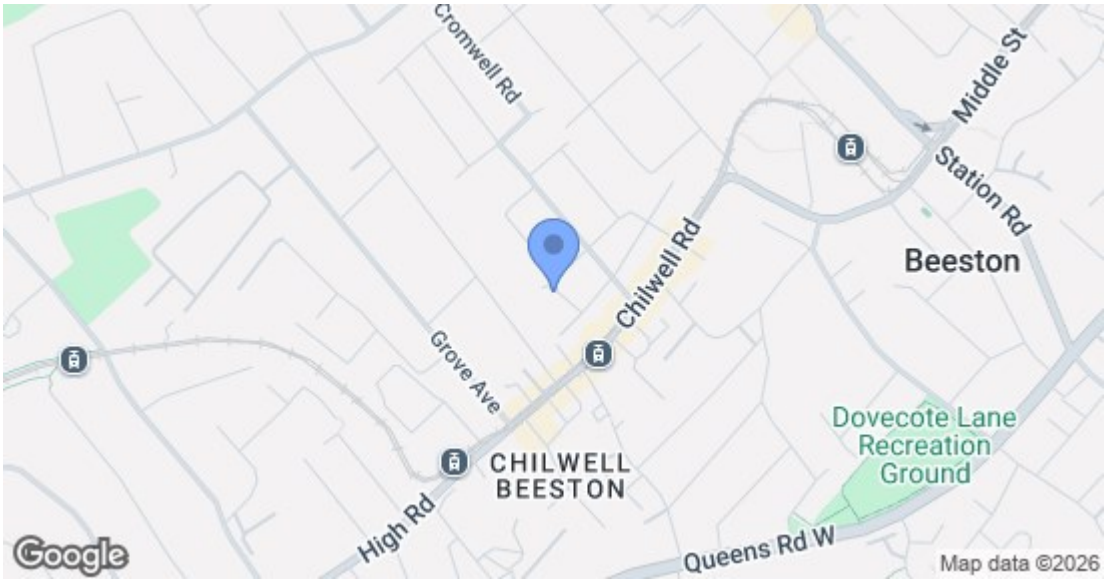
Outside
To the front the property has a hedge boundary and established shrubs, and a path to the front door. To the rear the property has a sun trap south facing enclosed yard/patio, primarily lawned garden with established shrubs, further patio and a timber shed.

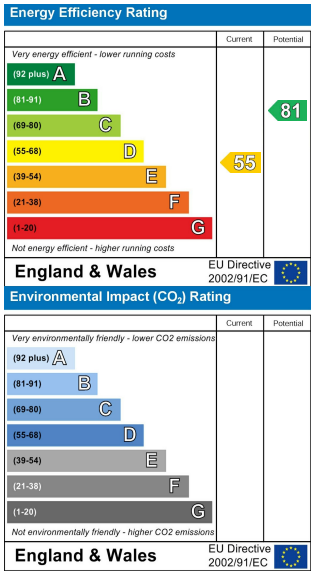
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness 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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