

# Robert Ellis

*look no further...*



Trent Road,  
Beeston, Nottingham  
NG9 1LD

**£190,000 Freehold**

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A traditional two-bedroom, mid terrace property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for any buyers looking to put their own stamp on their next purchase, this could include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; living room, dining room, kitchen, and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms and recently fitted bathroom.

Outside to the front of the property is wall frontage with footpath to the front door. The rear garden is then enclosed and paved making it incredibly low maintenance.

Offered to the market with the benefit of UPVC double glazing throughout, a complete rewire, new bathroom and shower fittings, new radiators, and having been recently decorated throughout, this great property is well worthy of an early internal viewing.



### Living Room

11'3" x 11'1" (3.43m x 3.39m )

UPVC double glazed entrance door, UPVC double glazed window to the front, radiator, open fireplace with tiled hearth and Adam style mantle, door to the dining room.

### Dining Room

12'3" x 11'2" (3.74m x 3.42m )

With a large understairs storage cupboard, stairs to the first floor, UPVC double glazed window to the rear, radiator, gas fire and door to the kitchen.

### Kitchen

12'5" x 6'2" (3.79m x 1.89m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer, fridge freezer, space for a cooker, washing machine, radiator, UPVC double glazed window to the side, and door to the rear hallway.

### Rear Hallway

UPVC double glazed door to the side, and door to the WC.

### Downstairs WC

Fitted with a low level WC, and UPVC double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor and doors leading into the bedrooms and bathroom.

### Bedroom One

11'3" x 11'1" (3.43m x 3.40m )

UPVC double glazed window to the front aspect, wooden flooring, radiator and useful built-in storage cupboard.

### Bedroom Two

12'4" x 8'3" (3.77m x 2.53m )

UPVC double glazed window to the rear aspect, wooden flooring, and radiator.

### Bathroom

Incorporating a new three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, radiator and UPVC double glazed window to the rear.

### Outside

The front has a small gated frontage and the rear with access via an entry is gated and paved for easy maintenance.

### Material Information:

Freehold

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

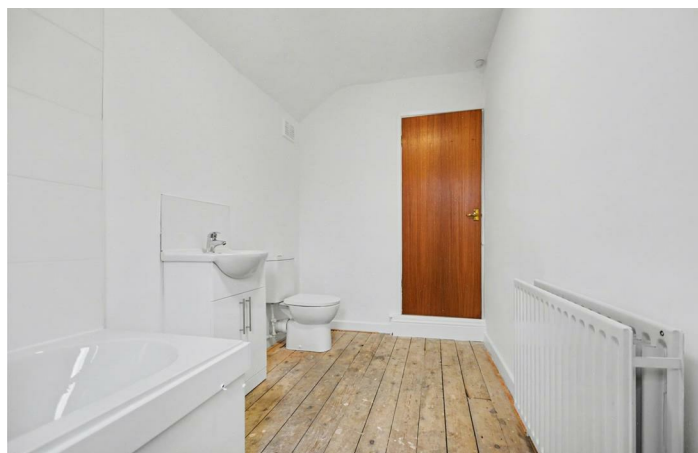
Planning Permissions/Building Regulations: None

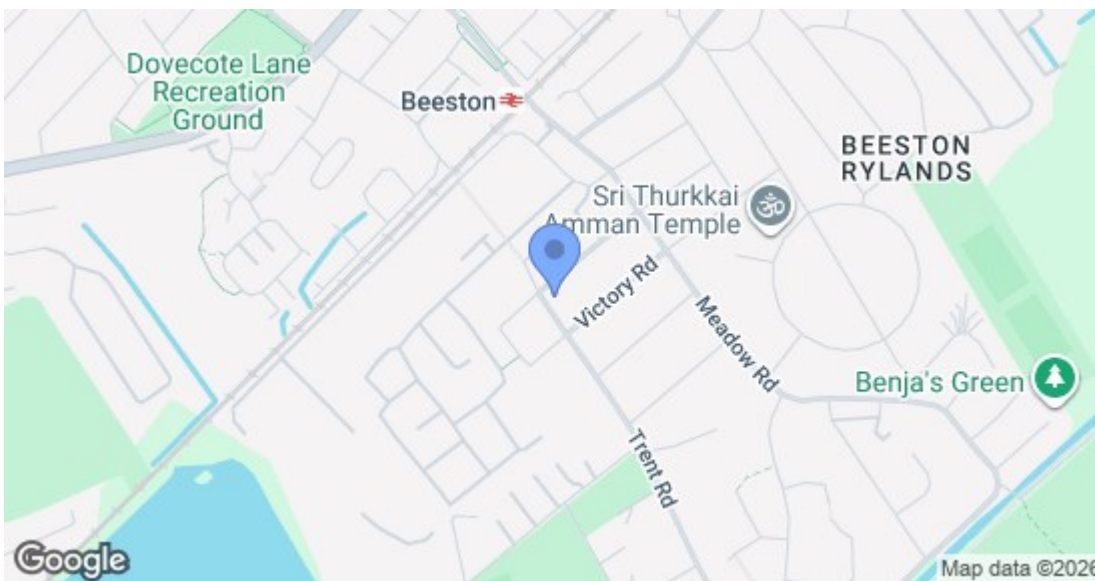
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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