Robert Ellis

look no further...

Varden Avenue,
Beeston, Nottingham
NG9 2SJ

£260,000 Freehold

0115 922 0888

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Situated just a short walk to Wollaton Park, you are positioned with a wealth of local amenities on your doorstep including Queens Medical Centre, shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; a welcoming entrance hall, living room, extended dining room, kitchen and utility room on the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway with ample parking for two cars standing and gated side access to the rear. This is primarily lawned with a paved seating area.

Offered to the market with gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.

Entrance Hall
Entrance door through to a welcoming hallway with exposed and varnished floorboards and radiator.

Lounge
12'7" x 11'0" (3.86m x 3.37m)
A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

Dining Room
14'9" x 10'11" (4.50m x 3.35m)
Reception room, with exposed and varnished floorboards, radiator, traditional fireplace and UPVC double glazed sliding door to the rear garden.

Kitchen
12'11" x 5'5" (3.94m x 1.67m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the front aspect.

Utility Room
8'2" x 5'2" (2.49m x 1.59m)
Base units with work surfacing over, space and fittings for freestanding appliances to include washing machine and second freezer and UPVC double glazed door out to the rear garden.

First Floor Landing
A carpeted landing space, with a fitted storage cupboard and large UPVC double glazed window to the side aspect.

Bedroom One
12'11" x 11'0" (3.96m x 3.37m)
Double bedroom with exposed and varnished floorboards, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two
10'8" x 8'1" (3.27m x 2.48m)
Double bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

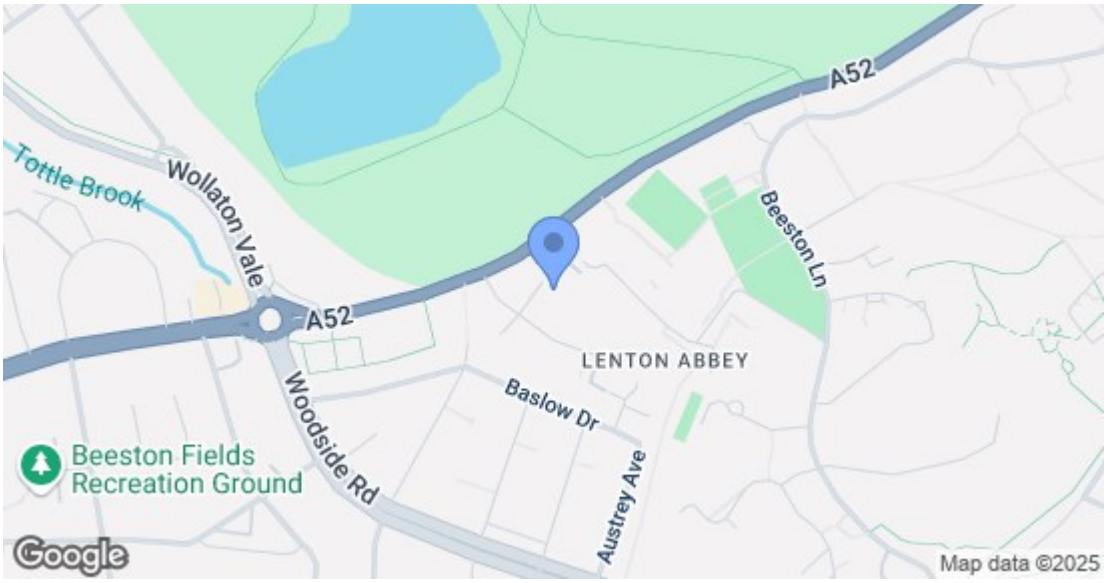
Bedroom Three
6'8" x 5'7" (2.05m x 1.72m)
Single bedroom, with carpeted flooring and UPVC double glazed window to the front aspect. Access to the loft hatch.

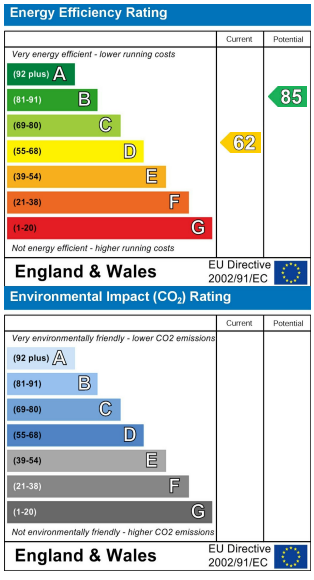
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower and glass shower screen, part tiled walls, heated towel rail and two UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a block paved driveway with ample off street parking for two cars standing and mature shrubs with gated access to the rear garden. This is primarily lawned with a raised paved seating area, mature shrubs and greenery.

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.





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