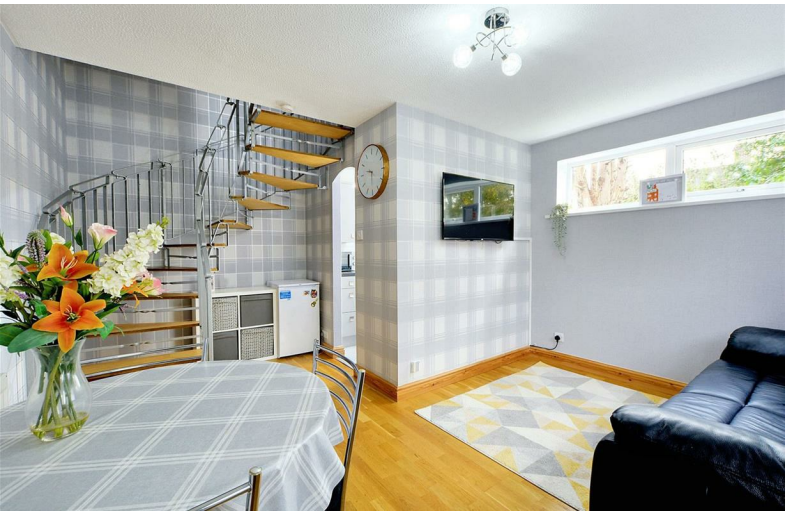
Robert Ellis

look no further...



Camdale Close,
Beeston, Nottingham
NG9 4FZ

£165,000 Freehold

We are pleased to offer for sale this one double bedroom, two storey quadrant house, offered for sale in a ready to move into condition.

A particular feature of this property is the contemporary and attractively landscaped, larger than expected rear garden which has been finished with artificial lawn, raised planters and a raised decked area, offering low maintenance and useable garden all-year-round. Another feature of this property is the benefit of off-street parking for two vehicles in tandem.

Offering a modern contemporary feel internally, the property benefits from gas fired central heating served from a combination boiler, and double glazed windows throughout. An entrance porch opens through to a living space with a separate kitchen area. A spiral staircase from the living area climbs to the first floor landing which leads to the double bedroom and modern bathroom/WC with shower.

Tucked away in a cul de sac in this popular and established residential suburb, conveniently placed with ease of access to the bustling market town of Beeston which has a wealth of shops, amenities and a number of cafes, bars, restaurants for all tastes, as well as a cinema and good transport links with bus, train and tram.

This property is ideal for first time buyers looking to make their first step onto the property market, as well as those looking to downsize.

An internal viewing is highly recommended.

ENTRANCE PORCH
Double glazed window, front entrance door. Door to living room.

LIVING ROOM
15'6" reducing to 8'8" x 6'11" increasing to 12'11 (4.74 reducing to 2.65 x 2.12 increasing to 3.95)
A feature spiral staircase leading to the first floor. Radiator, two double glazed windows.

KITCHEN
6'5" x 5'4" (1.98 x 1.65)
Range of fitted wall, base and drawers units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Double glazed window.

FIRST FLOOR LANDING
Doors to bedroom and bathroom.

BEDROOM
13'0" x 8'1" (3.97 x 2.48)
Radiator, double glazed window. Hatch and ladder to loft space which houses the wall mounted gas combination boiler (for central heating and hot water).

BATHROOM
7'0" x 5'4" (2.15 x 1.65)
Incorporating a modern three piece suite comprising wash hand basin within vanity unit, low flush WC, bath with shower screen over. Feature tiling to walls, tiled floor, heated towel rail, double glazed window.

OUTSIDE
The property benefits from an open driveway which provides off-street parking for two vehicles in tandem. The property enjoys a particularly good size enclosed rear garden landscaped with an area laid to artificial turf, a raised decked area (great for alfresco dining), there are raised planters and a gravel pathway leading to a garden shed.

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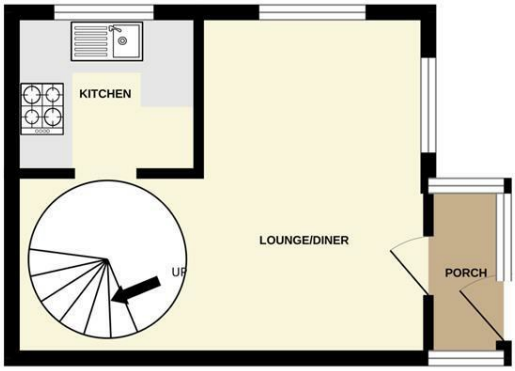
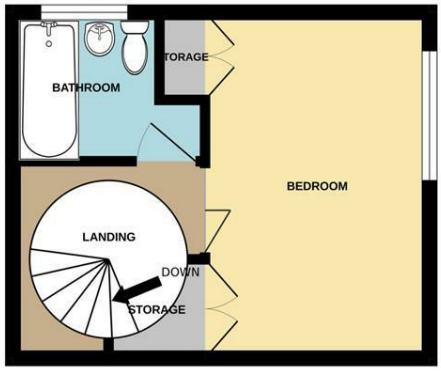
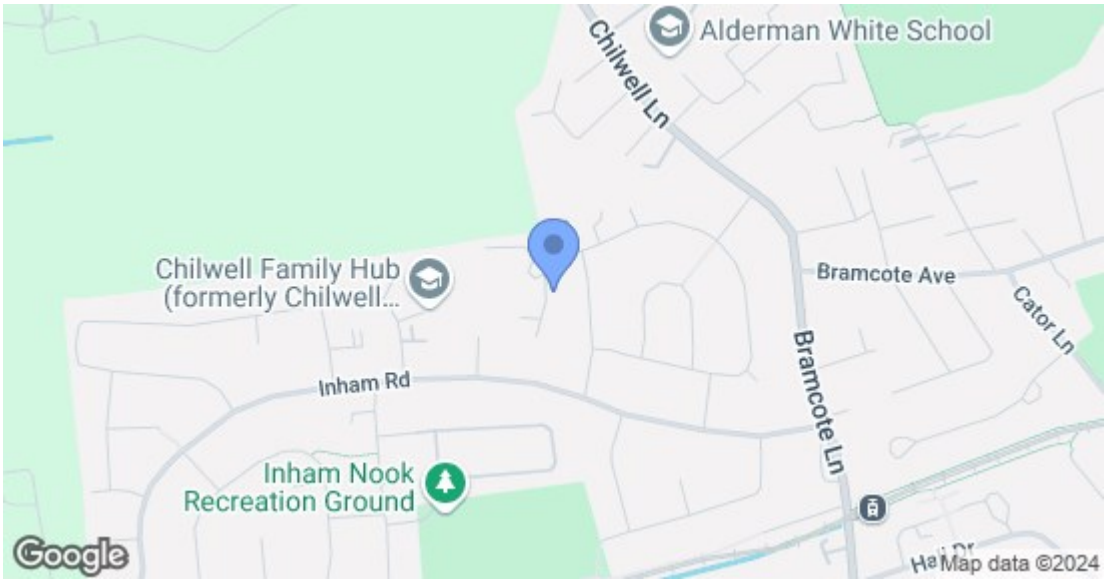
ESTATE AGENTS

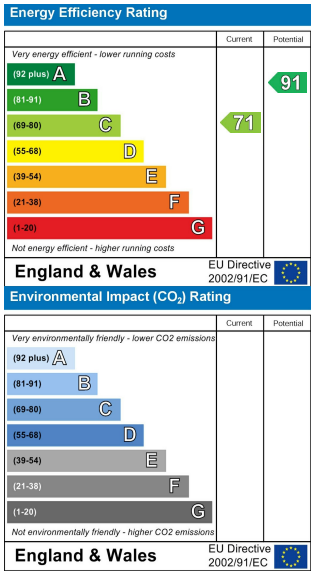
GROUND FLOOR



1ST FLOOR







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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