

Robert Ellis

look no further...



Highfield Court,
Beeston, Nottingham
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£175,000 Leasehold

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An immaculately presented and spacious two double bedroom ground floor flat with a garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including Beeston town centre, Dovecote Lane park and transport links including the NET tram. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and those looking to downsize.

In brief, the internal accommodation comprises: Entrance hallway, open plan lounge/diner, kitchen, two double bedrooms and a bathroom.

The property comes with a single garage and to the front of the property you will find a well maintained garden with a small patio area, a lawn beyond and a range of mature plants and shrubs.

Having been renovated throughout a few years ago, this great property is offered to the market in ready to move into condition and must be viewed in order to be appreciated.



Entrance Hallway

With a UPVC double glazed front door, laminate flooring, radiator, two useful storage cupboards and doors to the bathroom, two bedrooms and lounge/diner.

Lounge/Diner

16'0" x 11'11" (4.9 x 3.65)

With laminate flooring, radiator, UPVC double glazed door and window to the front and opening to the kitchen.

Kitchen

8'10" x 7'5" (2.7 x 2.28)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, tiled flooring and splashbacks, gas hob with air filter over, plumbing for a washing machine, electric oven, space for a fridge and UPVC double glazed window to the front.

Bedroom One

11'9" x 9'9" (3.59 x 2.99)

Carpeted room with fitted wardrobes, UPVC double glazed window and radiator.

Bedroom Two

9'0" x 7'8" (2.75 x 2.35)

With UPVC double glazed window, radiator and built in storage cupboard.

Bathroom

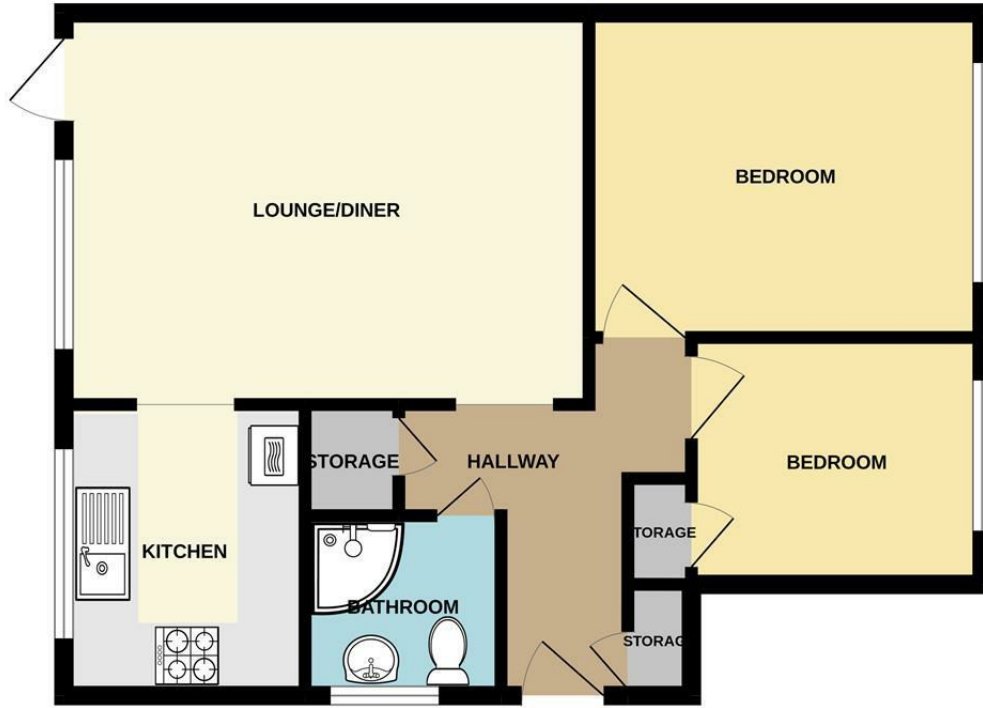
Incorporating a three piece suite comprising corner shower, wash hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window.

Outside

The property comes with a single garage and to the front of the property you will find a well maintained garden with a small patio area, a lawn beyond and a range of mature plants and shrubs.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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