Robert Ellis

look no further...







King Street,
Beeston, Nottingham
NG9 2DL

Asking Price:
£275,000 Freehold

0115 922 0888

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A well-presented 1930's built three-bedroom semi-detached house with an extension to the rear.

Benefitting from an open plan kitchen diner and large sitting room, this great house has been well-maintained by the current vendors and offers ready to move into accommodation that will suit a variety of potential purchasers.

In brief the internal accommodation comprises entrance hall, sitting room, kitchen diner, and utility to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a low-maintenance walled front garden, and to the rear there is a generous garden with patio, lawn, stocked beds and borders, a summer house and shed.

Available to the market with chain free possession, situated in a sought-after and central Beeston location, within easy walking distance of the town centre, tram stop, train station and a wide variety of other facilities, this great property is well worthy of viewing.





Entrance Hall
A composite double glazed entrance door, UPVC double glazed window to the side, engineered wood flooring, radiator, under stairs recess, recently replaced boiler.

Sitting Room
22'4" x 10'8" (6.81m x 3.26m)
Engineered wood flooring, UPVC double glazed bay window to the front, radiator, and a solid fuel burner mounted on a tiled hearth with an Adam style surround.

Kitchen Diner
18'0" x 6'11" (5.51m x 2.13m)
With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, a Rangemaster electric cooker with air filter above, plumbing for a dishwasher, radiator, UPVC double glazed window, and door to the exterior, and further UPVC double glazed patio doors to the rear garden.

Utility
5'6" x 4'11" (1.70m x 1.52m)
Work surfacing, wall mounted units, plumbing for a washing machine, space for a tumble dryer, UPVC double glazed window, and tiled flooring.

First Floor Landing
UPVC double glazed window to the side, engineered wood flooring, and loft hatch with a ladder to the boarded loft space.

Bedroom One
9'10" x 10'4" (3.02m x 3.16m)
Engineered wood flooring, UPVC double glazed window and radiator.

Bedroom Two
10'4" x 10'0" (3.15m x 3.06m)
UPVC double glazed window, radiator and engineered wood flooring.

Bedroom Three
6'7" x 5'10" (2.03m x 1.79m)
UPVC double glazed window, radiator and engineered wood flooring.

Bathroom
7'1" x 5'9" (2.18m x 1.76m)
Fitted with a WC, wash-hand basin inset to vanity unit, bath with mains control shower over, part tiled walls, part wooden clad walls, tiled flooring, UPVC double glazed window, extractor fan, wall mounted heated towel rail.

Outside
To the front the property has a walled boundary with a shrub border and low-maintenance gravel, access along the side leads to the gated access to the rear garden. To the rear the property has decking, power point, and outside tap, a timber shed, primarily lawned garden with raised borders, further patio and summer house.

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: Obtained for completed work.
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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.

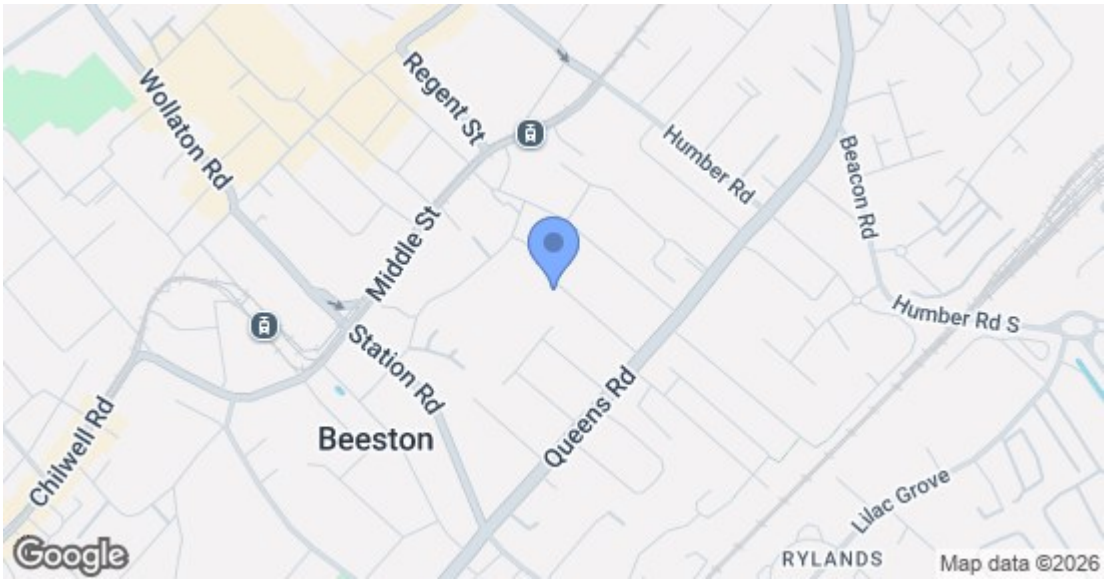


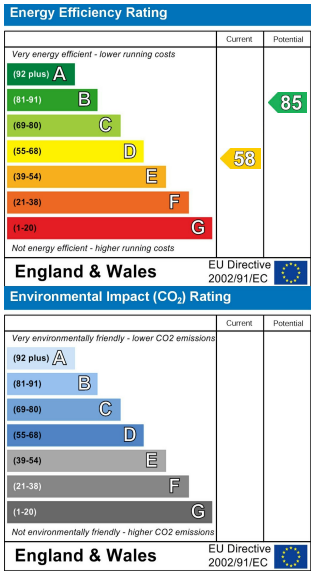


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ESTATE AGENTS









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