



Ashfield Avenue,
Beeston Rylands, Nottingham
NG9 IPY

£240,000 Freehold



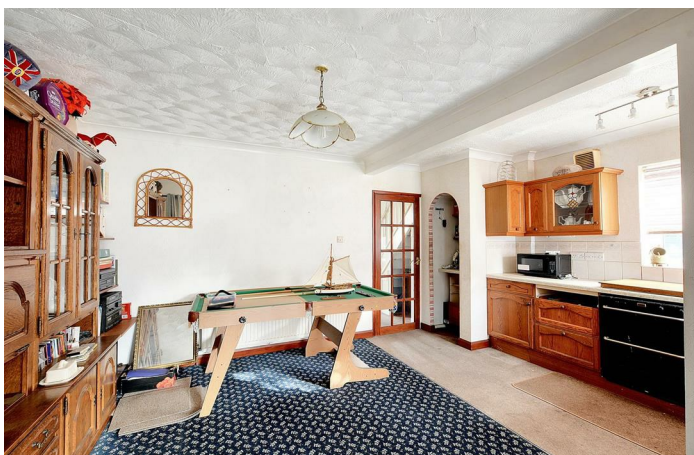
A traditional bay fronted three bedroom semi-detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including; schools, transport links, Boots head office and Beeston town centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, open kitchen diner and conservatory to the ground floor with a light and airy landing, two good sized double bedrooms, further single bedroom and family bathroom to the first floor.

To the front of the property you will find a blocked paved driveway with gated side access leading to the generous private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, the property does require modernising but offers ample potential for any incoming purchaser to upgrade and reconfigure or extend (Subject to relevant planning permission) to suit their own personal needs and requirements



Entrance Hall

UPVC double glazed entrance door with flanking windows, radiator, stairs leading to the first floor, useful under stair storage space, door to the kitchen and opening into the lounge.

Lounge

11'0" x 10'1" (3.36m x 3.08m)

A carpeted room with UPVC double glazed bay window to the front and two radiators.

Open plan Kitchen Diner

15'11" x 13'7" (4.87m x 4.15m)

A carpeted room with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, integrated double electric oven with gas hob, plumbing for washing machine, space for a fridge and freezer, tiled splashbacks, radiator, UPVC double glazed window to the side and rear and UPVC double glazed sliding doors to the conservatory.

Conservatory

10'11" x 10'4" (3.34m x 3.16m)

UPVC and brick construction, tiled flooring, radiator and double glazed French doors leading to the rear garden.

First Floor Landing

UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

Bedroom One

13'8" x 10'1" (4.18m x 3.08m)

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two

10'11" x 8'11" (3.34m x 2.74m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three

7'10" x 6'9" (2.39m x 2.06m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom

10'0" x 5'4" (3.07m x 1.65m)

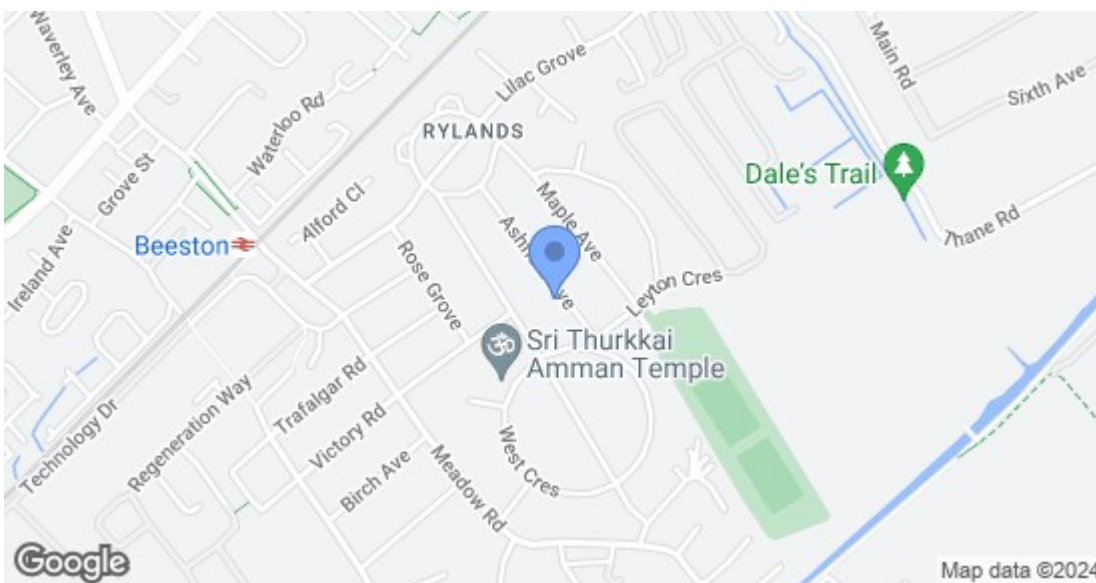
Incorporating a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls and floors, wall mounted heated towel rail, UPVC double glazed window to the rear and side and loft hatch.

Outside

To the front of the property there is a blocked paved driveway providing off road car parking with a wall boundary, gated side access leads to the generous private and enclosed rear garden which features a patio area overlooking the lawn beyond, a range of mature trees and shrubs, green house, storage shed and fence boundaries.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

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.