Robert Ellis

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Carisbrooke Avenue,
Beeston, Nottingham
NG9 2HW

£280,000 Freehold

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A traditional bay fronted three bedroom semi-detached house.

Situated in this popular and convenient residential location, within walking distance of a variety of local shops and amenities including schools, transport links, The University of Nottingham and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor, then rising to the first floor there are two good sized double bedrooms, a further single bedroom and bathroom.

Outside to the front of the property there is a low maintenance garden and driveway and gated side access leading to the private and enclosed rear garden.

Offered to the market with the benefit with no upward chain, and recently fitted UPVC double glazing and gas central heating throughout, this great property is well worth an early internal viewing.

Entrance Hall
UPVC double glazed entrance door, laminate flooring, UPVC double glazed window to the side, radiator, stairs to the first floor and doors leading into the kitchen, dining room and lounge.

Lounge
11'11" x 10'5" (3.64m x 3.19m)
Laminate flooring, UPVC double glazed bay window to the front, radiator and original open fire place with tiled surround and hearth.

Dining Room
11'5" x 10'5" (3.49m x 3.18m)
Laminate flooring, radiator, open fire place with tiled surround and hearth and UPVC double glazed French doors to the conservatory.

Conservatory
12'9" x 8'11" (3.89m x 2.74m)
Laminate flooring, wall mounted electric radiator, UPVC double glazed French doors to the rear and UPVC double glazed windows all around.

Kitchen
14'3" x 5'10" (4.35m x 1.8m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and air filter over, tiled splashbacks, laminate flooring, space and plumbing for a washing machine, further useful appliance space, useful under stair storage space housing the tumble dryer and combination boiler, UPVC double glazed window to the side and rear and UPVC double glazed door to the side.

First Floor Landing
UPVC double glazed window to the side, loft hatch leading to a laminate floored loft fitted with Velux window, offering a large storage space, (approximately 5.3m x 3m) and doors leading to the bathroom and four bedrooms.

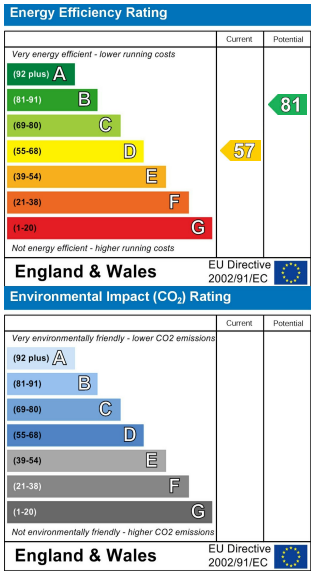
Bedroom One
11'11" x 10'4" (3.65m x 3.17m)
With wooden flooring, UPVC double glazed bay window to the front, radiator and a feature fireplace.

Bedroom Two
11'5" x 10'5" (3.49m x 3.18m)
UPVC double glazed window to the rear, carpet flooring, radiator and built in storage cupboard.

Bedroom Three
8'6" x 6'0" (2.61m x 1.84m)
UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashback, laminate flooring, UPVC double glazed window to the rear, radiator and extractor fan.

Outside
To the front of the property you will find a lawned garden with mature shrubs, a small blocked paved driveway and gated side access leading to the private enclosed rear garden which includes a decking area perfect for entertaining, over looking the lawn beyond, mature trees and shrubs, stocked borders, a useful storage shed and fenced boundaries.



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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