Robert Ellis

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Read Avenue,
Beeston, Nottingham
NG9 2FJ

£225,000 Freehold

0115 922 0888

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A well-proportioned traditionally styled three-bedroom mid-terrace house.

Tucked away in a small and peaceful cul-de-sac within central Beeston, this great property with an open plan kitchen diner to the rear, is available to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance hall, WC, open plan kitchen diner and lounge to ground floor, rising to the first floor are three good sized bedrooms and bathroom.

Outside the property has a primarily lawned garden to the front, and to the rear and enclosed garden which is again primarily lawned with patio and shrubs.

Within easy walking distance of town centre, train station, tram stops and various other facilities this property is considered ideal for a first time buyer, investor, or family purchaser.

Entrance Hall
UPVC double glazed entrance door with flanking window, radiator with decorative cover, under stair recess, stairs off to the first floor landing.

WC
Fitted with a WC.

Kitchen Diner
19'11" x 8'0" (6.08m x 2.44m)
Fitted wall and base units, work surfacing with tiled splash black, one and half bowl sink and drainer unit with mixer tap, gas cooker with filter above, plumbing for a washing machine, UPVC double glazed patio door to the exterior, radiator, UPVC double glazed window and second UPVC double glazed door.

First Floor Landing
With loft hatch, leading to the fully boarded loft space with light and cupboard housing the Ideal boiler.

Bedroom
13'3" x 10'11" (4.04m x 3.33m)
UPVC double glazed window and radiator.

Bedroom Two
13'1" x 9'7" maximum overall measurements (4.00m x 2.93m maximum overall measurements)
UPVC double glazed window and radiator.

Bedroom Three
10'10" x 8'6" (3.31m x 2.61m)
UPVC double glazed window, radiator and fitted bed with storage beneath.

Bathroom
Fitted with a WC, wall mounted wash-hand basin, bath with mains shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, two UPVC double glazed windows.

Outside
To the front the property has an enclosed primarily lawned garden with a hedge boundary to the front. To the rear the property has an enclosed garden with an outside tap, patio, useful brick store, shed, lawned garden with further patio and established shrubs.

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: None
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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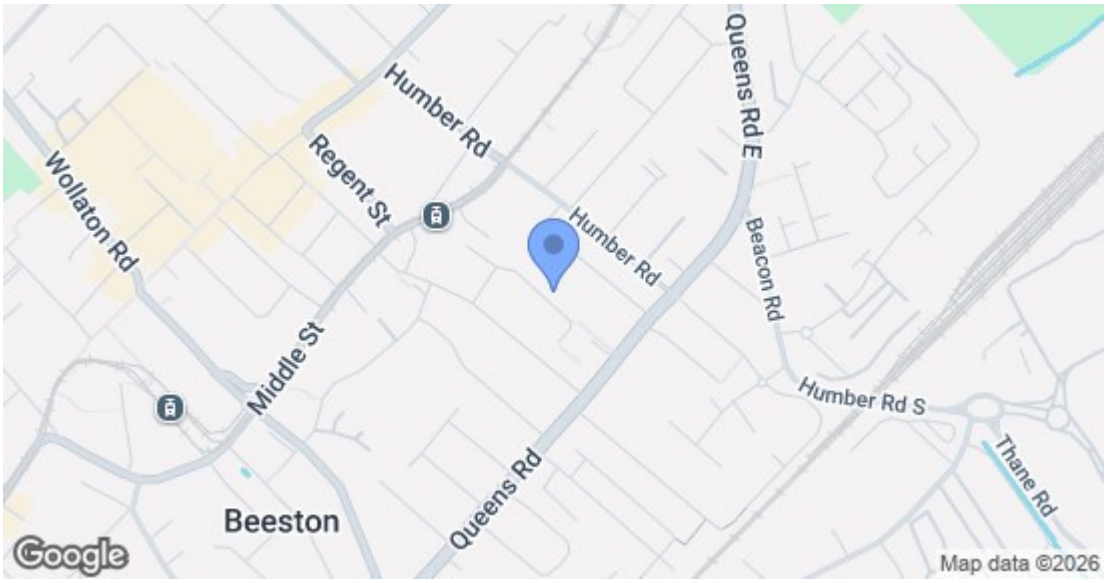

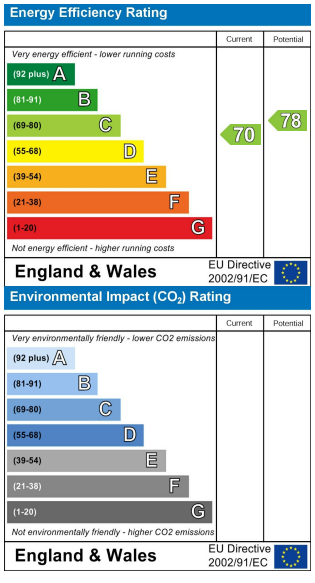

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