Robert Ellis

look no further. . .

Firbeck Road,
Wollaton, Nottingham
NG8 2FB

£250,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A spacious and well presented three bedroom mid-terraced house situated in a popular residential location being offered to the market with the benefit of no upward chain.

This is an ideal opportunity for a wide range of purchasers including first time buyers, young families and investors looking to add to their portfolio.

Situated in a popular location within Wollaton close to a wide range local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Fernwood primary and secondary school.

There are of tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre and Beeston train station is just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, spacious kitchen, living/dining room and WC to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

To the front the property has an enclosed lawned garden with hedge boundaries. To the rear is a private garden with paving, lawn beyond and a brick built shed for storage.

Being offered to the market with the benefit of gas central heating and UPVC double glazing throughout, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
A double glazed entrance door leads through to hallway with laminate flooring, radiator and access to storage cupboard.

Kitchen
11'3" x 11'2" (3.434 x 3.428)
With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding washing machine, dishwasher, fridge/freezer and gas oven. Wall mounted boiler. UPVC window and door to the rear. Space for a breakfast/dining table.

Living/Dining Room
12'11" x 17'11" (3.940 x 5.485)
An open space with laminate flooring, two radiators, UPVC window to the front aspect and UPVC sliding door to the rear garden.

WC
With WC and wash hand basin.

First Floor Landing
With access to the loft hatch, UPVC double glazed window to the front aspect and access to storage cupboard.

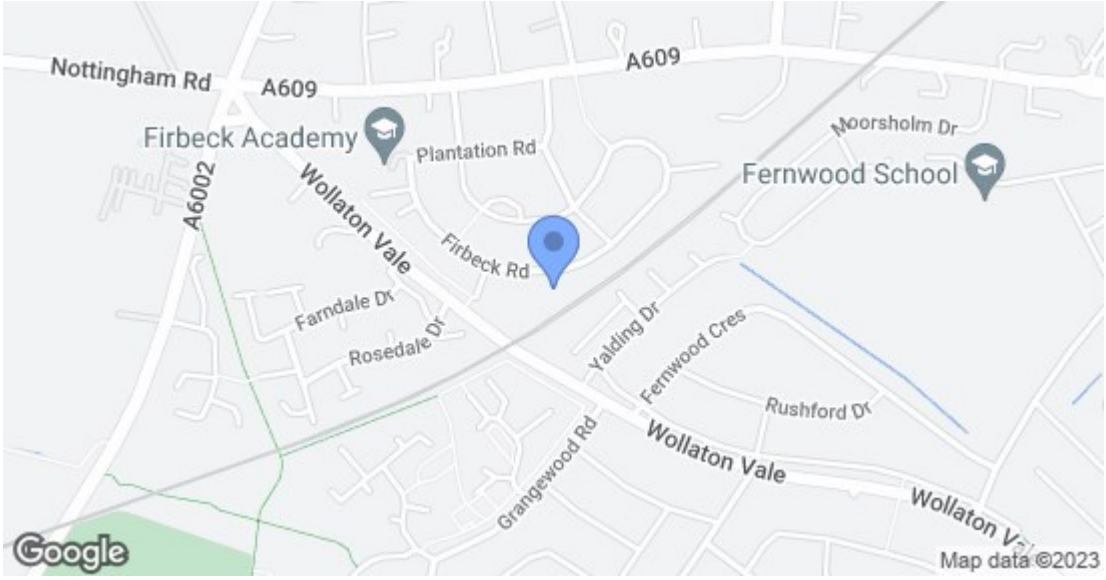
Bedroom One
17'1" x 8'11" (5.213 x 2.743)
Carpeted room with radiator, fitted wardrobes and two UPVC double glazed windows to the rear aspect.

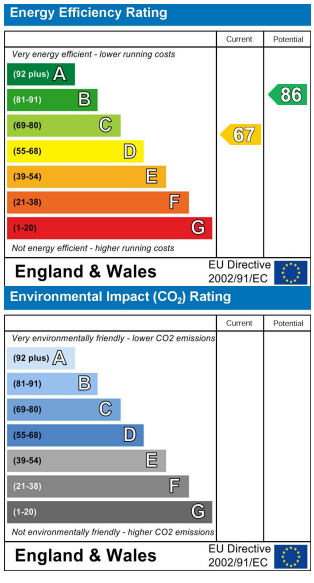
Bedroom Two
10'3" x 11'4" (3.1479 x 3.461)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
8'10" x 8'8" (2.709 x 2.667)
Carpeted room with radiator, fitted storage cupboard and UPVC window to the front aspect.

Bathroom
Incorporating a three piece suite comprising bath with electric shower over, wash hand basin and WC.

Outside
To the front the property has an enclosed lawned garden with hedge boundaries. To the rear is a private garden with paving, lawn beyond and a brick built shed for storage.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888