Robert Ellis

*look no further. . .*

School Lane,
Beeston, Nottingham
NG9 5EH

**£220,000 Freehold**

0115 922 0888

/robertellisestateagent @robertellisea

A two double-bedroom semi-detached house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including: schools, transport links, Beeston Town Centre, Chilwell Retail Park and the A52 and M1 for journeys further afield, 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, and kitchen diner to the ground floor with two double bedrooms and bathroom to the first floor.

To the front of the property you will find a concrete driveway with gated side access leading to the generous enclosed rear garden, which includes a patio overlooking the lawn beyond, a useful brick store/external WC, shed, and at the end of the garden there is a garden room, which is a versatile space for either storage or alternatively a office or gym.

Having been updated and renovated by the current vendors throughout, this immaculate house truly must be viewed in order to be fully appreciated.

Entrance Hall
A composite entrance door, radiator, stairs to the first floor landing, and door to the lounge.

Lounge
13'11" x 12'10" (4.25m x 3.93m )
With wooden flooring, radiator, UPVC double glazed window to the front, log burner, spotlights, and door to the kitchen diner.

Kitchen Diner
16'0" x 9'5" (4.9m x 2.88m )
Fitted with a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated Neff electric oven and microwave, Neff induction hob with Neff extractor fan over, integrated fridge freezer and dishwasher, plumbing for a washing machine, laminate flooring, spotlights, radiator, useful under stairs storage space, built in cupboard housing the 'Worcester' combination boiler, UPVC double glazed French doors to the rear and composite door to the side.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
14'0" x 12'9" (4.27m x 3.91m )
A carpeted double bedroom with UPVC double glazed window to the front, radiator and built in wardrobe.

Bedroom Two
9'4" x 9'2" (2.87m x 2.81m )
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three piece suite comprising: bath with mains control shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear, radiator and extractor fan.

Outside
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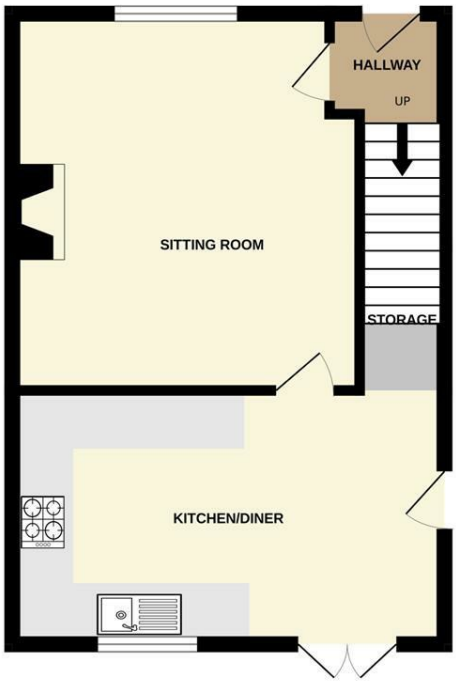
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: Water Authority
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

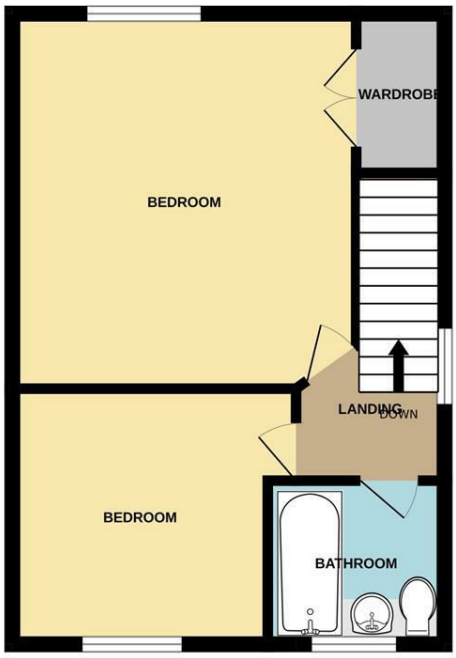
Disclaimer
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

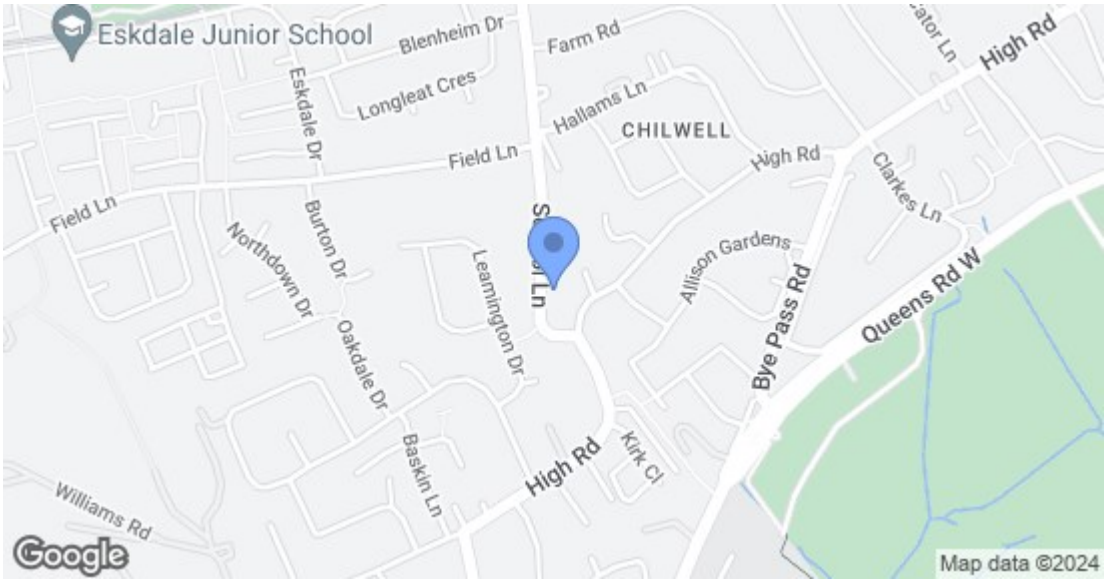
Robert Ellis
ESTATE AGENTS

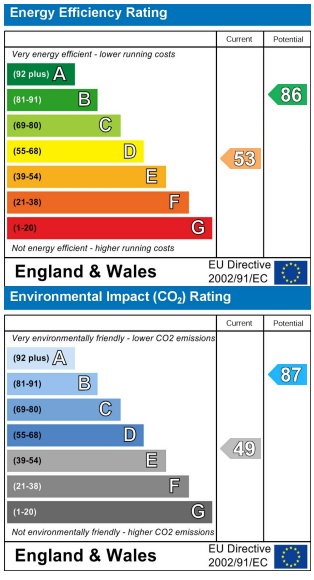
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.




1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

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