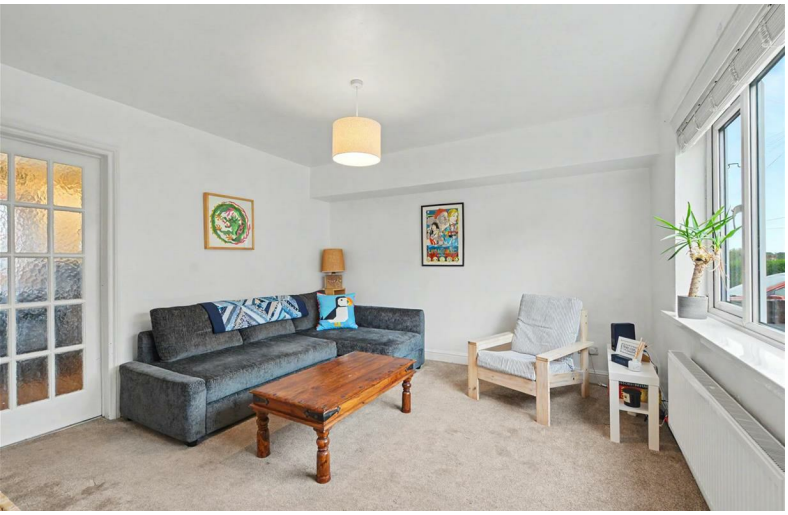
Robert Ellis

look no further...



Dennis Avenue,
Beeston, Nottingham
NG9 2PQ

£225,000 Freehold

0115 922 0888

/robertellisestateagent

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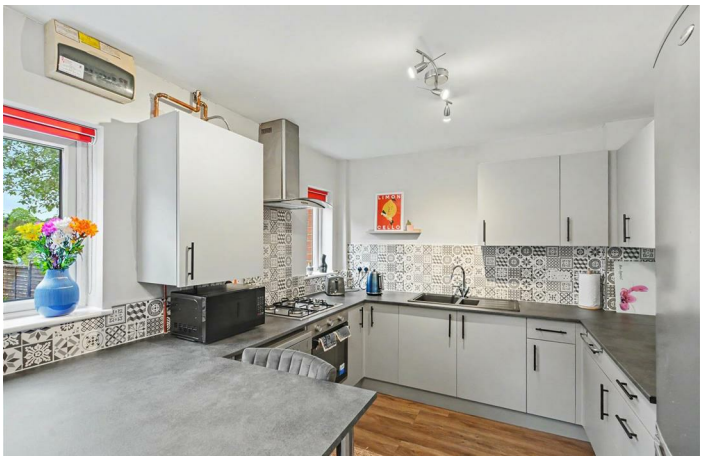
A well presented three bedroom mid-terrace house located in a popular and convenient residential location within walking distance of Beeston High Street. This property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals or investors looking to add to their portfolio.

The property is situated within easy reach of a variety of local amenities including shops, supermarkets, bars, restaurants, Nottingham University and the Queen's Medical Centre. There are bus and tram links within walking distance for trips in and around the city and Beeston train station is nearby for journeys further afield.

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

To the front the property has a driveway providing car standing and to the rear the property has a private and enclosed garden with stocked beds and borders.

This excellent property is offered to the market with benefit of no chain, all white goods, carpets, blinds and curtains included.



Entrance Hall
A UPVC double glazed door leads through to Entrance Hall.

Living Room
13'1" x 12'0" (3.99m x 3.68m)
With carpeted flooring, radiator and UPVC double glazed window to the front aspect.

Kitchen/Diner
16'5" x 9'5" (5.01m x 2.88m)
Fitted kitchen, to include a range of wall, base and drawer units with worksurfaces over, inset sink with drainer, tiled splashbacks and breakfast bar with built in cupboard space. Integrated electric oven and gas hob, freestanding fridge/freezer, dishwasher and washing machine. Wall mounted combination boiler. Two UPVC double glazed windows and door to the rear.

First Floor Landing
With access to storage cupboard and loft hatch leading to fully boarded attic space.

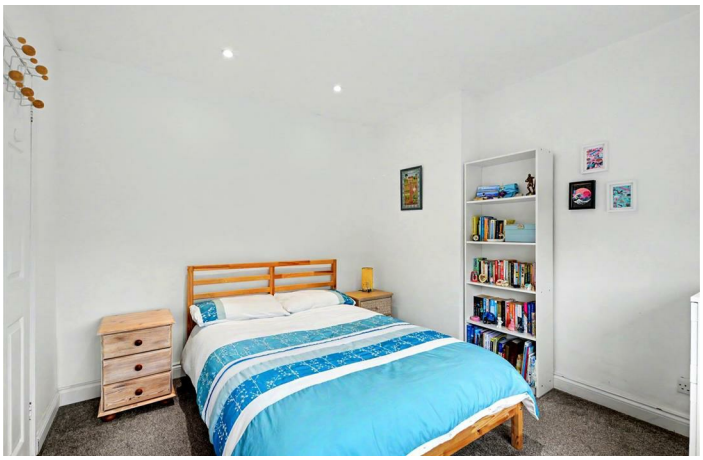
Bedroom One
10'5" x 10'1" (3.20m x 3.09m)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

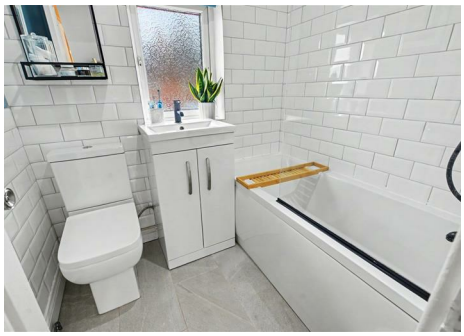
Bedroom Two
11'1" x 9'2" (3.40 x 2.80)
Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to storage cupboard.

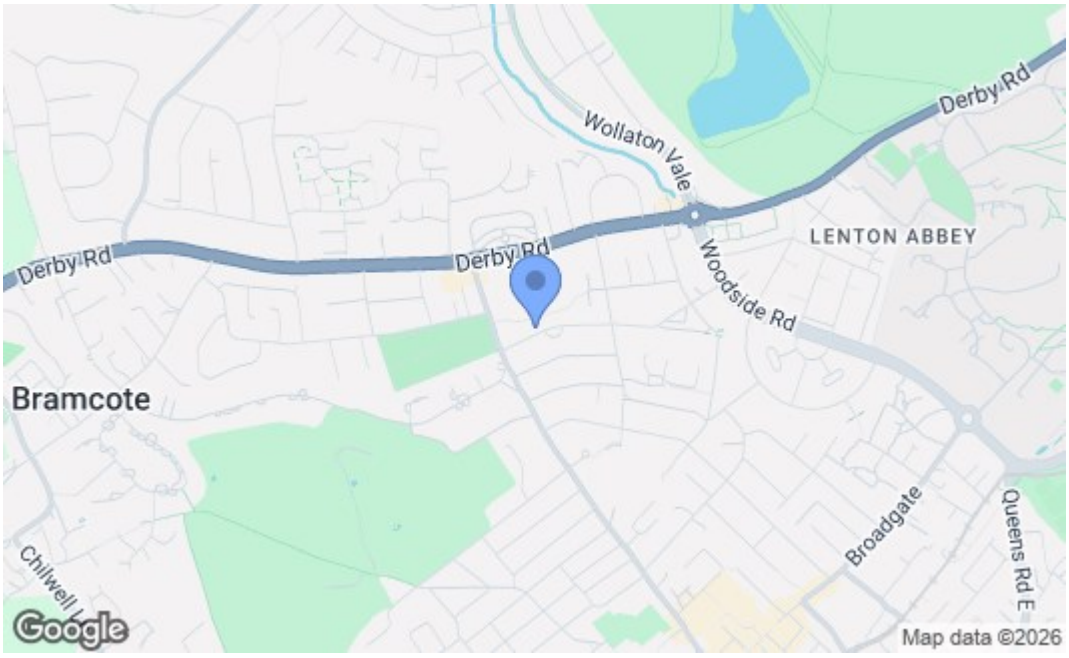
Bedroom Three
7'11" x 6'9" (2.43m x 2.08m)
With laminate flooring, radiator and UPVC double glazed window to the rear aspect.

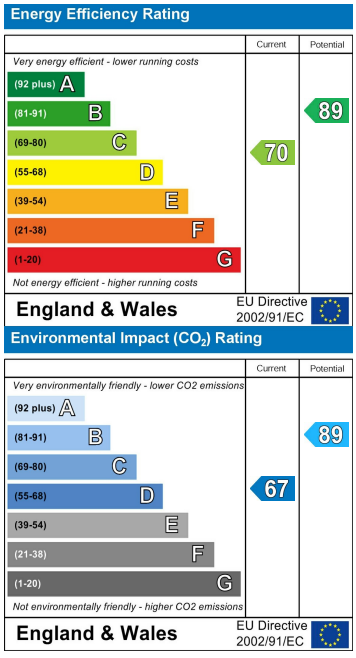
Bathroom
Modern three-piece suite in white comprising WC, wash-hand basin inset to vanity unit, bath with mains control shower over, part-tiled walls, UPVC double glazed window, extractor fan, wall mounted heated towel rail.

Outside
To the front the property has a drive providing car standing with a shrub border to the side. To the rear the property has an enclosed garden with a patio, outside tap, primarily lawned garden with stocked beds and borders with mature shrubs and trees and a large shed.









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