



Multimode Close,
Beeston, Nottingham
NG9 1NY

£350,000 Freehold



An extremely well presented three bedroom semi detached house situated in a popular and convenient location. Suitable for a range of potential purchasers including first time buyers, young professionals and investors looking to add to their portfolio.

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

In brief, the internal accommodation comprises: Entrance space, living room, kitchen/diner and WC to the ground floor. Rising to the first floor are three bedrooms, the master with en-suite and bathroom.

To the front of the property is a small garden, with a driveway to the side for multiple cars. Gated access leads to the enclosed rear garden which is primarily lawned with a paved seating area and fenced boundaries.

With the benefit of gas central heating and double glazing throughout, this great property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Hallway

A double glazed door leads through to entrance space with laminate flooring.

Living Room

With laminate flooring, radiator and UPVC double glazed window to the front aspect.

Open Plan Kitchen/Diner

14'11" x 10'2" (4.553 x 3.099)

With a range of wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splash backs. Integrated electric oven, gas hob, fridge/freezer, dishwasher and washer dryer. UPVC double glazed window and French doors to the rear garden.

WC

With wash hand basin and WC.

First Floor Landing

With access to the loft hatch.

Bedroom One

8'8" x 16'6" (2.648 x 5.042)

Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to the en-suite.

En-Suite

Incorporating a three piece suite comprising walk in electric power shower, wash hand basin and WC.

Bedroom Two

8'5" x 10'2" (2.590 x 3.100)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

6'2" x 8'9" (1.898 x 2.671)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom

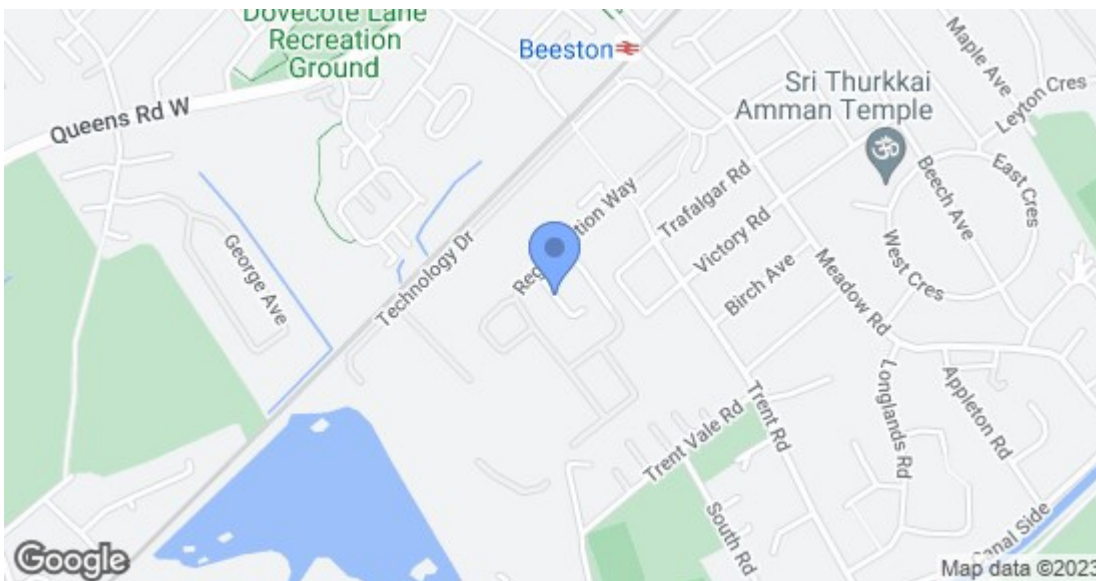
Incorporating a three piece suite comprising bath with mains power shower above, wash hand basin and WC.

Outside

To the front of the property is a small garden, with a driveway to the side for multiple cars. Gated access leads to the enclosed rear garden which is primarily lawned with a paved seating area and fenced boundaries.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.