Robert Ellis

*look no further...*

Imperial Road,
Beeston, Nottingham
NG9 1FN

**£245,000 Freehold**

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A period two-double bedroom end-terrace house.

Situated in this popular and much sought-after central Beeston location, well placed for a range of local amenities, restaurants/shops and transports links, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers and young professionals.

The internal accommodation extends from an entrance doorway to a front lounge with windows to the front, rear dining room with window to the rear garden leading through to a fitted galley style kitchen and ground floor cloakroom/WC. Rising to the first floor the master bedroom overlooks the front, second double bedroom to the rear and re-fitted bathroom/shower and WC, Forecourt and enclosed rear yard with brick outbuilding.

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

Lounge
14'5" x 11'8" (4.4m x 3.56m )
Two UPVC double glazed windows with fitted shutters to the front, laminate flooring, central heating radiator, timber and glazed front entrance door. Doorway through to:

Inner Lobby
With under stairs storage cupboard and extending to:

Dining Room
12'5" x 11'9" (3.8m x 3.6m)
With laminate flooring, central heating radiator, enclosed staircase to the first floor and double glazed window to the rear.

Kitchen
14'1" x 6'0" (4.3m x 1.85)
A modern contemporary kitchen hosting a range of wall and base cupboard with contrasting work surfacing, integrated 'Zanussi' gas hob and electric oven with stainless steel splashback and extractor, appliance space, radiator, tiled floor, twin double glazed windows to the side and rear exit door. Doorway to:

Downstairs WC
With low flush suite and pedestal wash hand basin, double glazed window to the side.

First Floor Landing
With doors to:

Bedroom One
12'8" x 11'7" (3.87m x 3.55)
Central heating radiator, overstairs recess and double glazed window to the front.

Bedroom Two
12'6" x 8'7" (3.82 x 2.62)
Central heating radiator, overstairs recess, radiator and double glazed window to the rear.

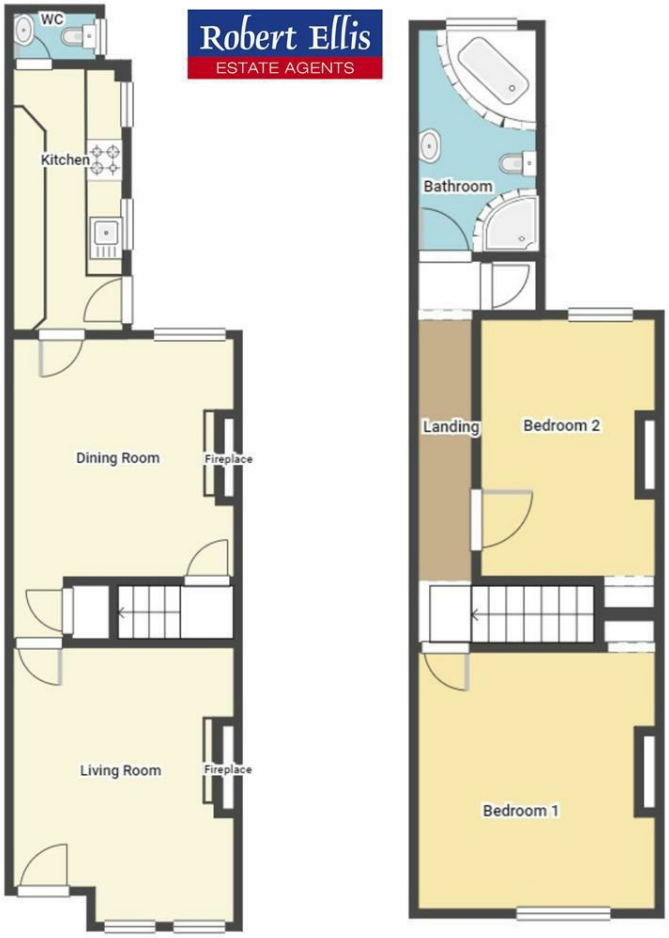
Bathroom
10'9" x 6'1" (3.29m x 1.87m )
Incorporating a four piece suite to white corner bath and separate corner shower cubicle, pedestal wash hand basin and low flush w.c., tiled splashbacks, ceramic tiled flooring and heated towel rail, double glazed window to the rear.

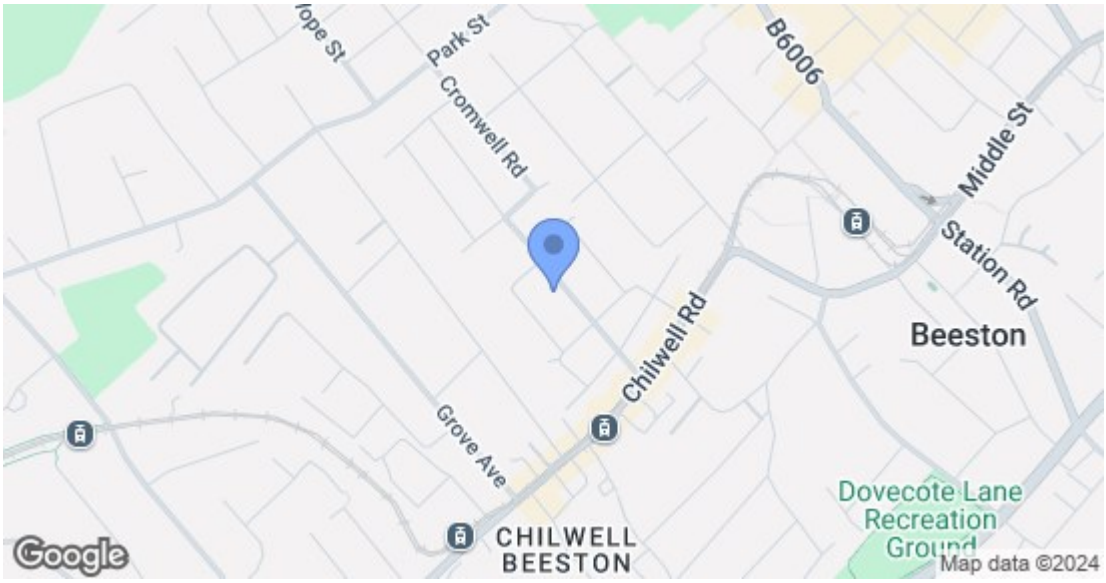
Boiler Room
Enclosing the gas boiler (for central heating and hot water)

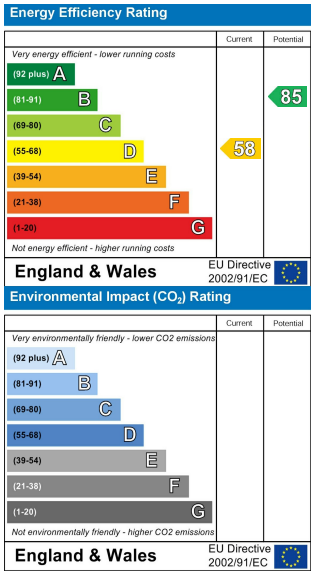
Outside
Walled forecourt and pedestrian walk way to an enclosed rear yard with brick outbuilding.

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
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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