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look no further...



Lilac Grove,
Beeston, Nottingham
NG9 IPA

£260,000

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A slightly extended three bedroom semi-detached property situated in a popular residential area with the benefit of no chain.

Situated within a popular location conveniently placed for access to a range of local amenities including shops, restaurants, schools and Nottingham University and all within walking distance to Beeston High Street. The property provides easy access to tram, bus routes and Beeston train station for journeys further afield.

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

The property benefits from a low maintenance paved front garden with a driveway leading to a garage. To the rear is a pebbled garden with vegetable patches and fenced boundaries.

This property is ideal for a variety of purchasers including first time buyers looking to put a stamp on their next family home or families looking to relocate to the vibrant town of Beeston.

An early internal viewing comes highly recommended.



Entrance Hallway

Entrance door through to hallway with radiator and access to under stairs storage cupboard.

Living Room

10'2" x 13'1" (3.122 x 3.994)

Wooden flooring with radiator and UPVC double glazed window to the front aspect.

Dining Room

10'0" x 13'8" (3.072 x 4.176)

Carpeted room with radiator, gas fire and double glazed window to the rear aspect.

Kitchen

13'7" x 10'4" (4.161 x 3.157)

A slightly extended kitchen with wall, base and drawer units with worksurfaces over, inset sink with drainer. Space and fittings for freestanding appliances to include fridge freezer, washer dryer and oven. UPVC double glazed window and door to the rear garden.

First Floor Landing

With UPVC double glazed window to the side aspect.

Bedroom One

10'2" x 13'8" (3.121 x 4.187)

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

Bedroom Two

9'1" x 11'0" (2.775 x 3.366)

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

Bedroom Three

6'9" x 7'9" (2.063 x 2.370)

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

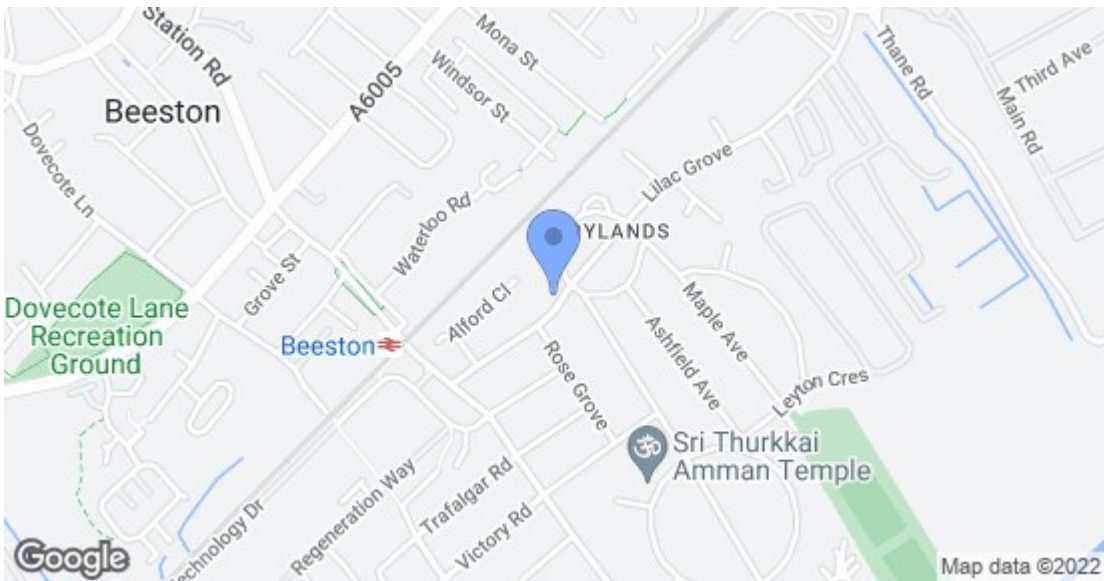
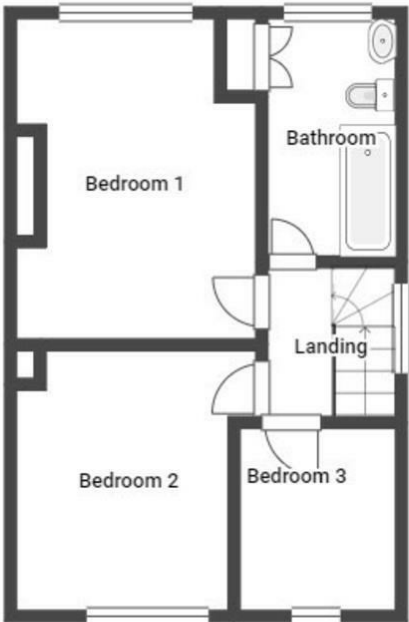
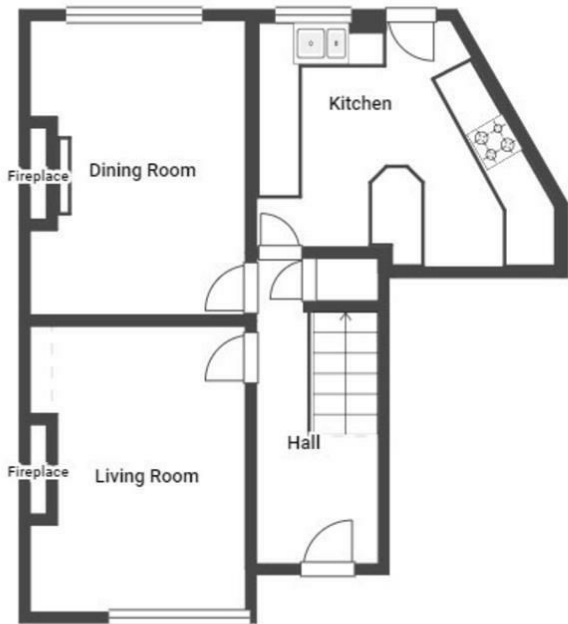
Bathroom

Incorporating a three piece suite comprising bath with mains powered shower over and glass shower screen, pedestal wash hand basin and low flush WC. Access to the boiler cupboard and loft hatch.

Outside

There is a low maintenance paved front garden with a driveway leading to the garage. To the rear is a pebbled garden with vegetable patches and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.