

Robert Ellis

look no further...



Mona Street,
Beeston, Nottingham
NG9 2BY

£220,000 Freehold

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Located in the sought-after area of Beeston, Nottingham, this delightful semi-detached house on Mona Street offers a perfect blend of comfort and convenience.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy lounge or a stylish dining room for hosting friends. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The shared bathroom is conveniently located, ensuring ease of access for all.

Situated in a desirable location, this home benefits from close proximity to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Beeston is known for its vibrant community and offers a variety of shops, cafes, and parks, all within easy reach.

This semi-detached house on Mona Street presents a wonderful opportunity for those seeking a comfortable and inviting home in a sought-after area. With its generous living space and prime location, it is a property not to be missed. We invite you to come and explore the potential this lovely home has to offer.



Entrance Hall

With UPVC double glazed entrance door, laminate flooring, stairs to the first floor, radiator and doors to the dining room and lounge.

Lounge

12'1" x 11'6" (3.7m x 3.53m)

With laminate flooring, UPVC double glazed bay windows to the front, and radiator.

Dining Room

12'1" x 11'6" (3.7m x 3.51m)

Laminate flooring, UPVC double glazed window to the rear and side, radiator and door to the kitchen.

Kitchen

8'6" x 8'0" (2.61m x 2.45m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and hob with extractor fan over, tiled splashbacks, space for a fridge freezer, radiator, UPVC double glazed door and window to the side, and a large under stairs storage space.

First Floor Landing

With a storage cupboard, stairs rising to the second floor and doors to the bathroom and two bedrooms.

Bedroom One

15'6" x 11'6" (4.74m x 3.53m)

A carpeted double bedroom with feature period fire place, two UPVC double glazed windows to the front, and radiator.

Bedroom Three

11'5" x 9'8" (3.5m x 2.95m)

A carpeted double bedroom with radiator, UPVC double glazed window to the rear, feature period fire place, and a boiler cupboard housing the Ideal combination boiler.

Bathroom

Incorporating a four piece suite comprising panelled bath, shower, pedestal wash-hand basin, WC, tiled splashback, radiator, UPVC double glazed window to the side and extractor fan.

Bedroom Two

15'5" x 11'9" (4.7m x 3.6m)

A carpeted double bedroom with radiator, UPVC double glazed window to the side, and eaves storage space.

Outside

Outside benefits from a small low-maintenance frontage with side access leading to the generous private and enclosed rear garden, which includes a paved patio over looking the lawn beyond with a range of mature trees and shrubs, and brick built outbuilding with plumbing for a washing machine.

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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

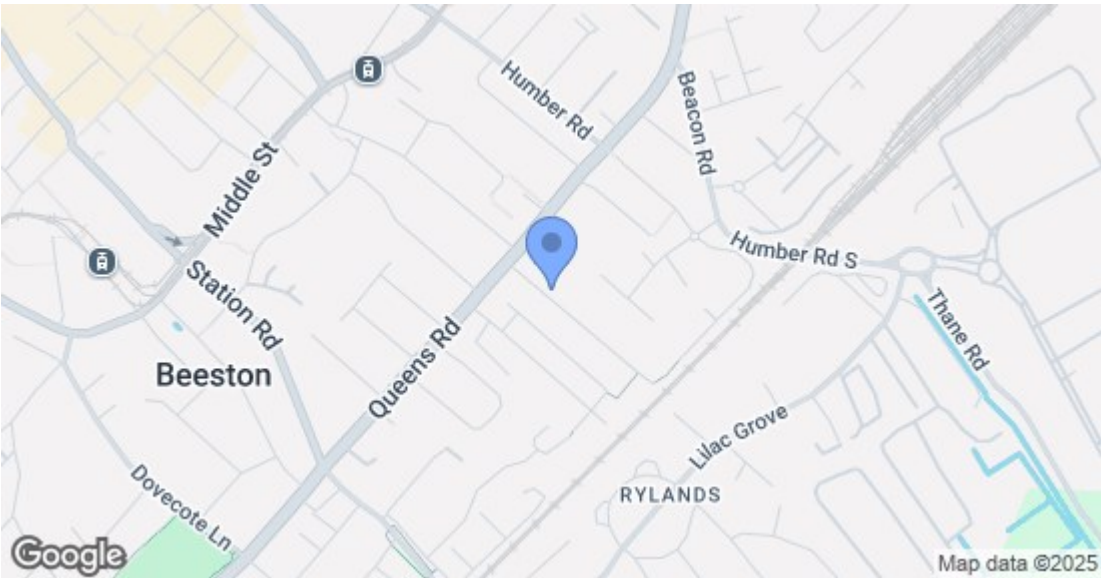
Disclaimer:

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		66
(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		

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