Robert Ellis

look no further...







Alexandra Crescent,
Beeston, Nottingham
NG9 2BS

£145,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



This delightful semi-detached house on Alexandra Crescent offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The house features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that daily routines are both practical and pleasant.

The location is particularly appealing, as Beeston is known for its vibrant community and excellent amenities. Residents can enjoy easy access to local shops, schools, and parks, making it a wonderful place to live. Additionally, the area benefits from good transport links, allowing for straightforward commutes to Nottingham city centre and beyond.

This property presents a fantastic opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a rental opportunity, this semi-detached house on Alexandra Crescent is certainly worth considering.





Porch
UPVC double glazed entrance door with flanking windows, laminate flooring, and door to the lounge.

Lounge
12'2" x 11'1" (3.71m x 3.38m)
Laminate flooring, UPVC double glazed bay window to the front, gas fire, radiator, and door to the inner hallway.

Inner Hallway
Radiator, stairs to the first floor and door to the dining room.

Dining Room
12'3" x 12'1" (3.74m x 3.69m)
Laminate flooring, period feature open fire place with tiled surround, radiator, UPVC double glazed window to the rear and side, large under stair storage cupboard and door to the kitchen.

Kitchen
12'6" x 7'0" (3.83m x 2.15m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a fridge freezer, cooker, washing machine and dishwasher, UPVC double glazed window to the side, wall mounted Valiant boiler, and a door to the side.

First Floor Landing
With UPVC double glazed window to the side, spotlights, radiator, laminate flooring, and doors to the bathroom and two bedrooms.

Bedroom One
12'2" x 11'1" (3.72m x 3.38m)
A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

Bedroom Two
9'10" x 9'4" (3m x 2.86m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
12'6" x 7'0" (3.83m x 2.15m)
Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, laminate flooring, heated towel rail, UPVC double glazed window to the rear, extractor fan, spotlights, and a airing cupboard housing the hot water cylinder.

Outside
Outside you will find gated side access down the side of the property leading to the enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, useful brick built store, and fence boundaries.

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.

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

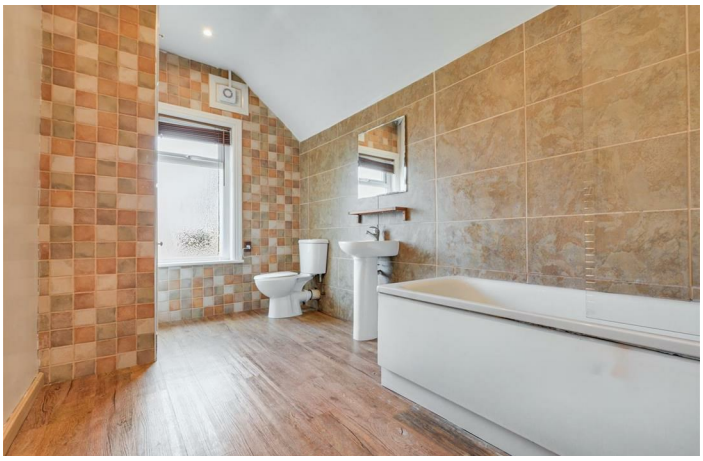
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

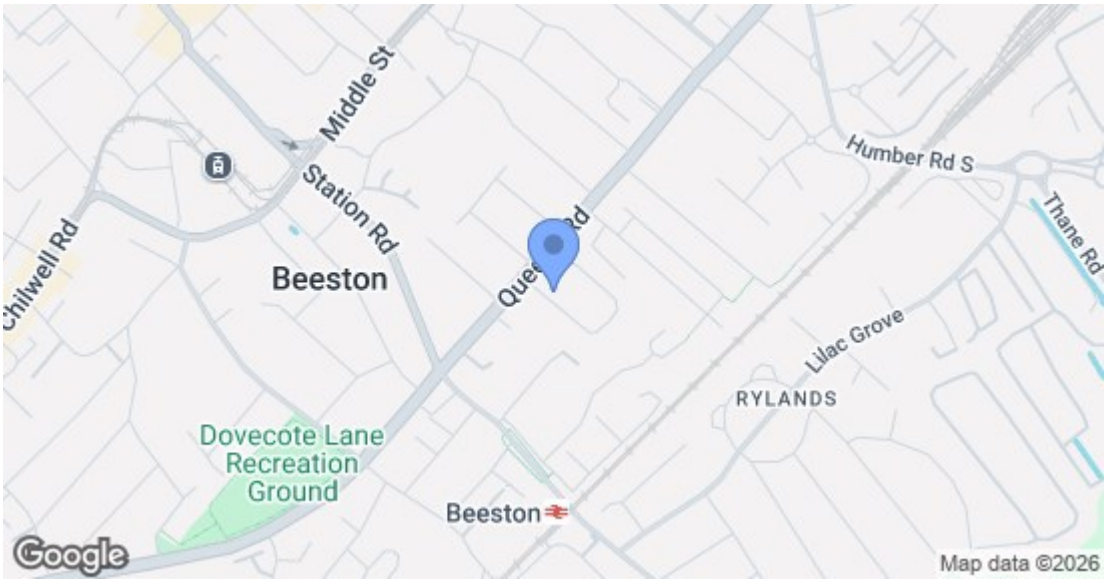
Guide Price & Reserve
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

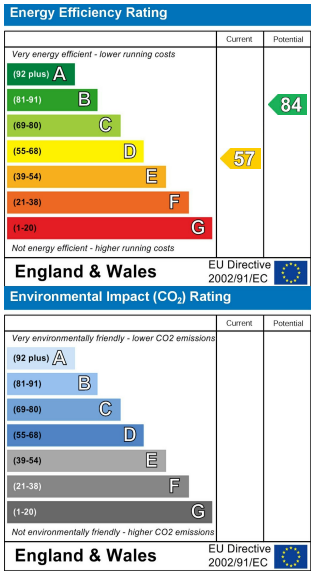
General
Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.











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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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