

Ellis Grove,  
Beeston, Nottingham  
NG9 IEP

**£220,000 Freehold**



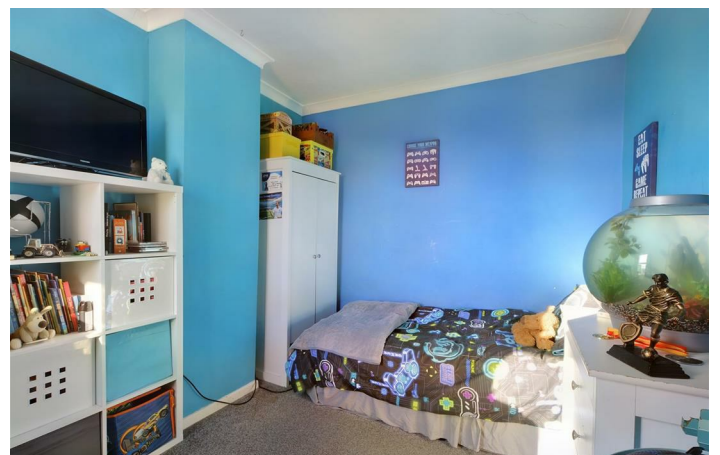
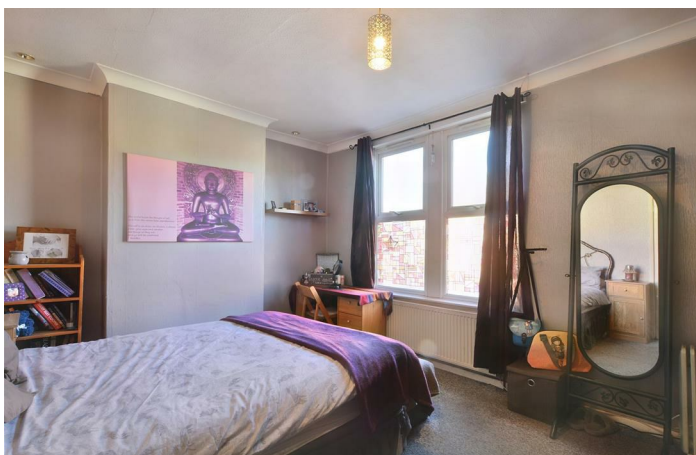
A two bedroom mid-terraced property with an enclosed rear garden situated within walking distance of Beeston High Street. This is an ideal purchase for a variety of potential purchasers including first time buyers, young families and investors looking to add to their portfolio.

Located within walking distance of a range of local amenities including shops, schools, restaurants and the Arc Cinema, the property also provides easy access to bus and tram links in and around the city and is just a short distance from 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 two double bedrooms and a family bathroom.

The property benefits from an enclosed rear garden with a paved seating area, an Astroturf lawn and fenced boundaries.

An early viewing comes highly recommended.



### Entrance Hallway

A double glazed entrance door lead to hallway with radiator.

### Living Room

11'5" x 10'9" (3.504 x 3.288)

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

### Dining Room

11'6" x 11'1" (3.509 x 3.385)

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

### Kitchen

9'3" x 6'11" (2.828 x 2.128)

With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated electric oven with gas hob. Space and fittings for freestanding appliances to include fridge/freezer. Wall mounted boiler and pantry cupboard. UPVC door and window to the side aspect.

### First Floor Landing

With access to the loft hatch.

### Bedroom One

14'10" x 11'0" (4.545 x 3.359)

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

### Bedroom Two

9'1" x 11'2" (2.780 x 3.418)

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

### Bathroom

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

### Outside

The property benefits from an enclosed rear garden with a paved seating area, an Astroturf lawn and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.