Robert Ellis

look no further...

Chetwynd Road,
Beeston, Nottingham
NG9 5GD

£195,000 Freehold

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A WELL PRESENTED TRADITIONALLY STYLED AND CONSTRUCTED TWO BEDROOM SEMI DETACHED HOUSE.

Considered ideal for a first time buyer, investor or those looking to downsize, this well proportioned property benefits from a kitchen diner to the rear and is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises of an entrance hall, sitting room and kitchen diner to the ground floor, rising to the first floor are two bedrooms and bathroom.

Outside the property has a drive to the front providing ample car standing and to the rear has a generous primarily lawned garden with patio, brick store and garage/store.

Tucked away in a sought after and established residential location, conveniently situated for local parks, shops, schools and excellent transport links, this great property is well worthy of viewing.

Council Tax
Band B

UPVC double glazed entrance door leading to:

Hall
Radiator and stairs to:

Sitting Room
13'4" x 11'8" approx (4.07m x 3.57m approx)
UPVC double glazed bay window to the front, radiator and an electric fuel effect stove.

Kitchen Diner
16'8" x 12'10" approx (5.09m x 3.92m approx)
Fitted wall and base units, work surfacing with tiled splashbacks, double sink with mixer tap, inset gas hob with air filter above, plumbing for a washing machine, radiator, useful understairs cupboard, UPVC double glazed patio door and further door leading to the exterior.

First Floor Landing
With loft hatch and wooden window.

Bedroom 1
13'3" x 9'8" approx (4.06m x 2.97m approx)
UPVC double glazed window, radiator and overstairs cupboard,

Bedroom 2
12'9" x 8'9" approx (3.91m x 2.67m approx)
UPVC double glazed window and radiator.

Bathroom
Three piece suite comprising of a w.c., pedestal wash hand basin, bath with Triton shower over, part tiled walls, tiled flooring, radiator, UPVC double glazed window and airing cupboard housing the hot water cylinder.

Outside
To the front the property has a drive providing car standing and a lawn.

To the rear the property has an enclosed garden with patio, useful brick store, primarily lawned garden with shrubs and a garage/store.

Garage/Store
16'6" x 8'2" approx (5.04m x 2.49m approx)
Up and over door to the front, pedestrian door to the side.

GROUND FLOOR

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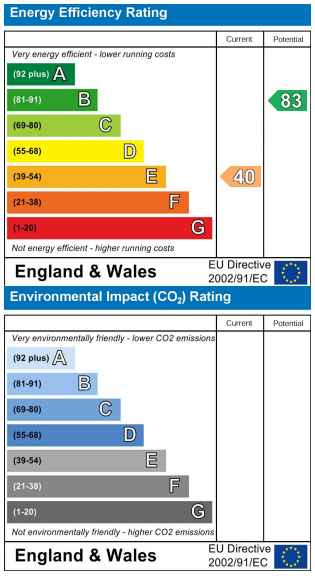
1ST FLOOR



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.

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