Robert Ellis

look no further...

Pelham Crescent,
, Beeston
NG9 2ER

£315,000 Freehold

A traditional, three-bedroom detached property with no upward chain.

This property would make an ideal purchase for a large variety of buyers including young professionals, growing families or anyone looking to relocate to the vibrant town of Beeston

Situated within close proximity to a variety of local amenities including, shops, supermarkets, bars and restaurants, The University of Nottingham, and the Queens Medical Centre. There is also the benefit of bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Dining Room, and Kitchen to the ground Floor. Then rising to the first floor are two good sized double bedrooms, a further third bedroom, bathroom, and separate WC.

Positioned on a Corner Plot, the front of the property is primarily paved with mature shrubs and gated access to the rear garden. To the rear is a well-maintained lawned garden, with flower beds and paved seating area. To the end of the garden is a paved driveway and access to the garage.

This property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door to the front and further door leading to entrance hall.

Entrance Hall
Stairs leading to the first floor landing, useful storage cupboard and doors leading into the kitchen and lounge.

Lounge
17'4" x 11'1" (5.30m x 3.38m)
UPVC double glazed window to front, carpet flooring, gas fire and radiator.

Dining Room
10'1" x 10'0" (3.08m x 3.07m)
UPVC double glazed bay windows to rear, carpet flooring, gas fire, two radiators and UPVC door leading to rear garden.

Kitchen
15'2" x 6'5" (4.64m x 1.98m)
Fitted with a wall, base and drawer unit, stainless steel sink and drainer unit, space and fittings for free standing appliances to include oven, fridge/freezer and washing machine, useful storage area, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing
Stairs rising from the ground floor, UPVC double glazed window to side and door leading into the three bedrooms, bathroom and separate WC.

Bedroom One
13'6" x 11'1" (4.13m x 3.40m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

Bedroom Two
12'1" x 11'0" (3.69m x 3.36m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three
7'8" x 6'1" (2.34m x 1.86m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom
Fitted with a panelled bath with electric shower over, pedestal wash hand basin, carpet flooring, tiling to walls, extractor fan and obscure UPVC window to the rear.

Separate WC
Fitted with a low level WC, tiling to walls and obscured UPVC double glazed window to the side.

Outside
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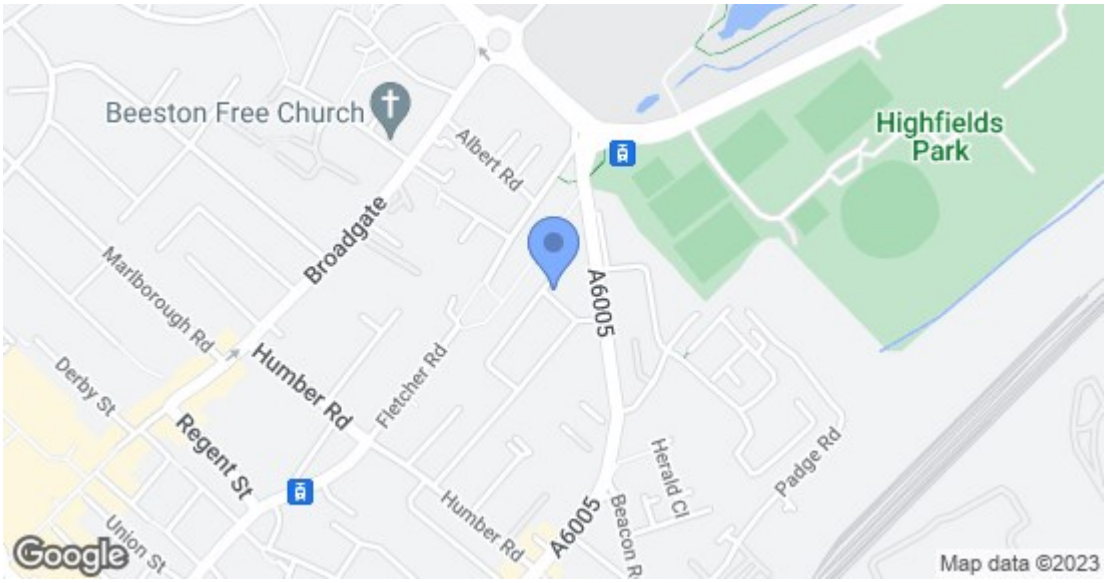
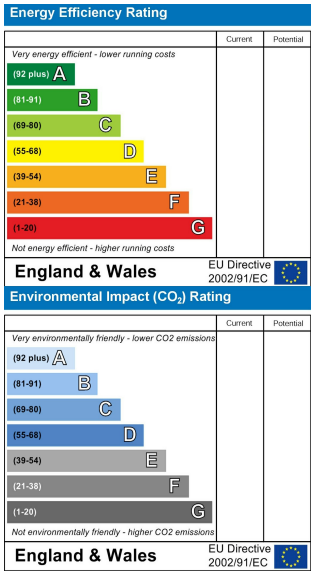
Council Tax Band
Broxtowe Borough Council Band C

GROUND FLOOR

Robert Ellis ESTATE AGENTS

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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