Robert Ellis

look no further. . .

Warwick Avenue
Beeston, Nottingham NG9 2HQ

A traditional three bedroom bay fronted detached house with a garage offered to the market with chain free vacant possession.

£295,000 Freehold

A traditional three bedroom bay fronted detached house with a garage offered to the market with chain free vacant possession.

Situated in this sought after and convenient residential location, within walking distance of a variety of local shops and amenities including Beeston town centre, transport links such as the NET tram, Nottingham University, the Queen's Medical Centre and Boots Head Office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals, families and investors.

In brief, the internal accommodation comprises: Entrance hallway, lounge, dining room and kitchen to the ground floor with two good sized double bedrooms, a further single bedroom, bathroom and separate WC to the first floor.

To the front of the property you will find a concrete driveway with gravelled borders and gated side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a gravelled area, stocked beds, a useful storage shed, detached garage, brick built store housing the Baxi boiler and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and ready to move in condition, whilst also perfect for the incoming purchaser to upgrade and renovate to suit their own personal needs and requirements, this great property must be viewed in order to be fully appreciated.

Entrance Hallway
With a composite front door with flanking windows, laminate flooring, stairs to the first floor, useful under stairs storage cupboard, radiator and doors to the kitchen, dining room and lounge.

Lounge
11'3" x 10'5" (3.44 x 3.2)
With UPVC double glazed bay window to the front and radiator.

Dining Room
12'2" x 10'5" (3.72 x 3.19)
With a gas fire with stone surround, radiator and UPVC double glazed sliding patio doors to the rear.

Kitchen
12'2" x 6'6" (3.71 x 1.99)
With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, electric oven with gas hob and air filter over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear and composite door to the side.

First Floor Landing
With UPVC double glazed window to the side and doors to the bathroom, WC and three bedrooms.

Bedroom One
11'3" x 10'6" (3.45 x 3.21)
Carpeted double bedroom with UPVC double glazed bay window to the front and radaitor.

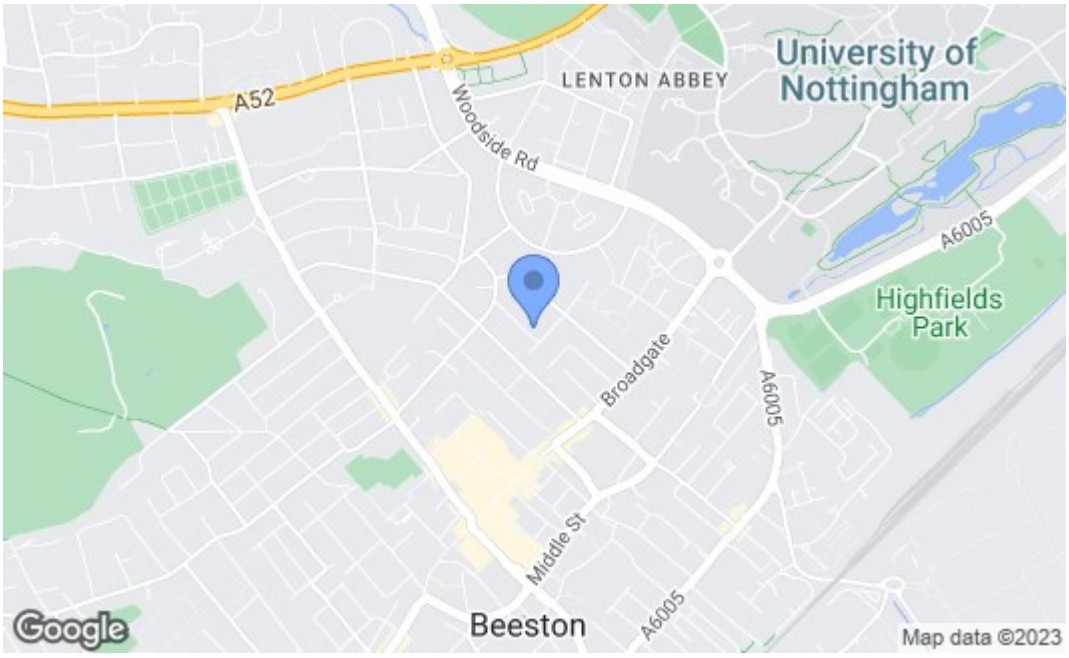
Bedroom Two
12'2"x 10'5" (3.71x 3.19)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear, radiator and airing cupboard housing the hot water cylinder.

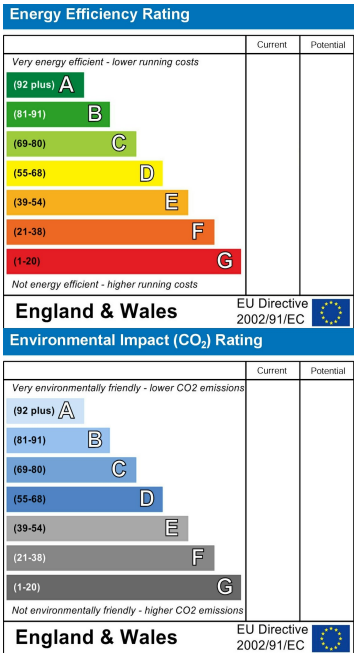
Bedroom Three
8'1" x 6'6" (2.47 x 2.0)
Carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
With a corner shower, pedestal wash hand basin, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear, extractor fan and spotlights.

WC
With WC, UPVC double glazed window to the side and vinyl flooring.

Outside
To the front of the property you will find a concrete driveway with gravelled borders and gated side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a gravelled area, stocked beds, a useful storage shed, detached garage, brick built store housing the Baxi boiler and fenced boundaries.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888