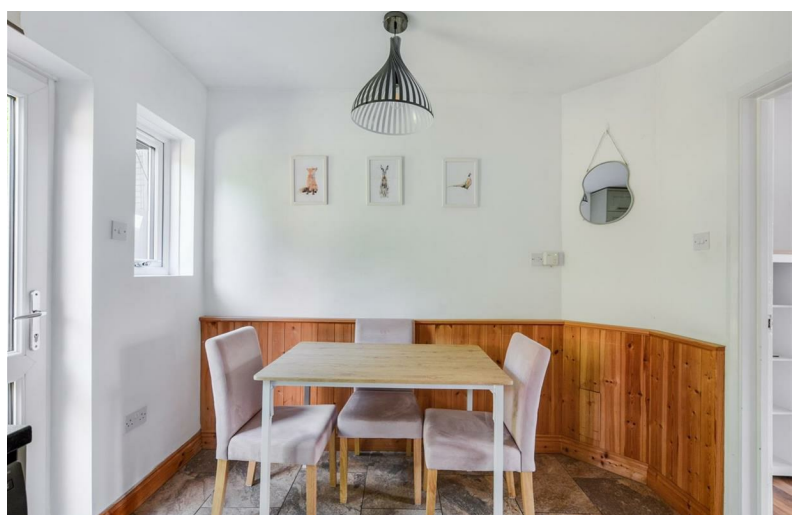




Central Avenue,
Beeston, Nottingham
NG9 2QS

£239,950 Freehold



A lovely three-bedroom, mid-terrace property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. Central Avenue is also within close proximity to Nottingham QMC and the University of Nottingham.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance space, living room and kitchen diner. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property has a tarmac driveway with ample off street parking. The enclosed rear garden is primarily lawned with space for a shed.

Having been well maintained by the current vendor this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

Composite door through to the entrance space with laminate flooring and radiator.

Living Room

13'3" x 12'0" (4.06m x 3.68m)

Reception room with laminate flooring, radiator, gas fire and UPVC double glazed window to the front aspect.

Kitchen Diner

16'5" x 9'3" (5.01m x 2.84m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine, dryer and dishwasher, wall mounted boiler, and three UPVC double glazed windows and door out to the rear garden.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

10'0" x 10'5" (3.05m x 3.18m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

11'1" x 9'10" (3.40m x 3.01m)

A double bedroom with laminate flooring, radiator, cupboard housing the water tank and UPVC double glazed window to the rear aspect.

Bedroom Three

8'1" x 6'2" (2.48m x 1.88m)

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.



Outside

To the front of the property is a tarmac driveway with ample off street parking. The enclosed rear garden is then lawned with space for a shed and hedged 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

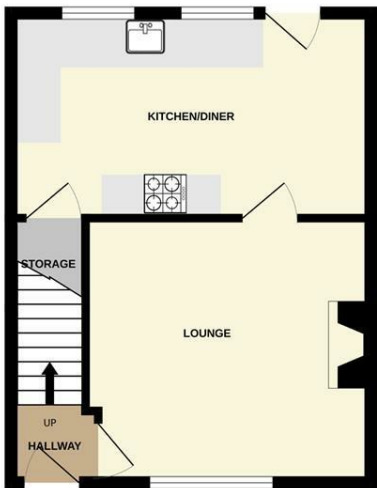
Disclaimer:

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.

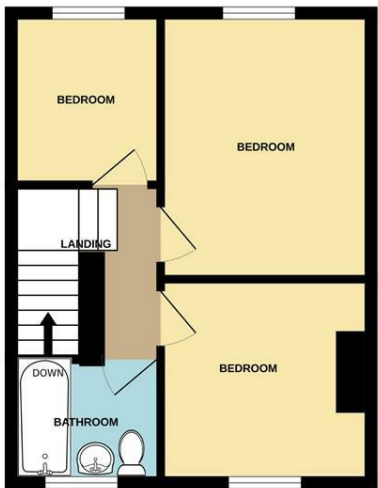




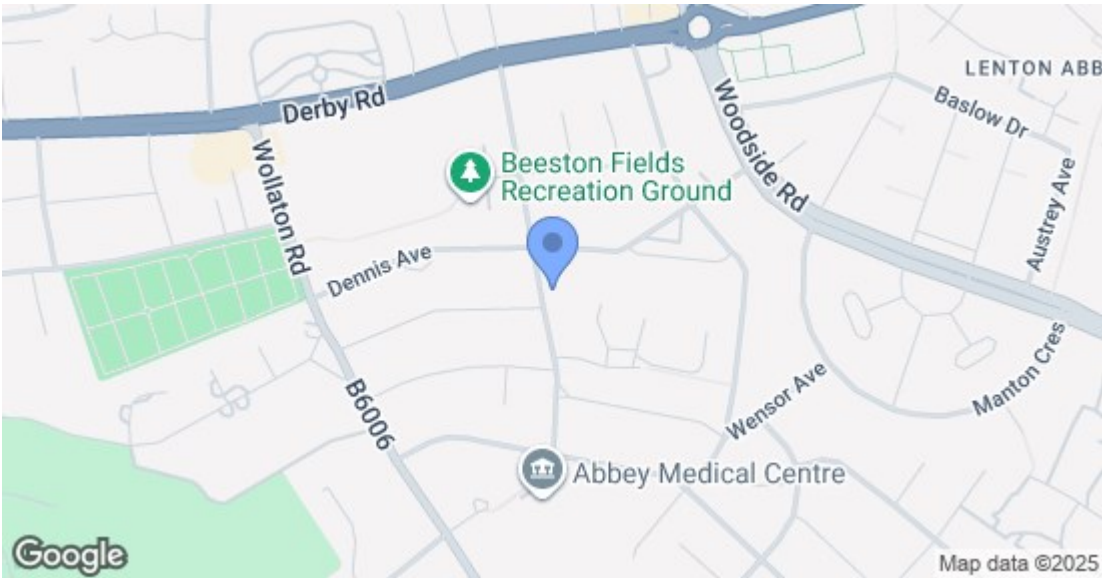
GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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