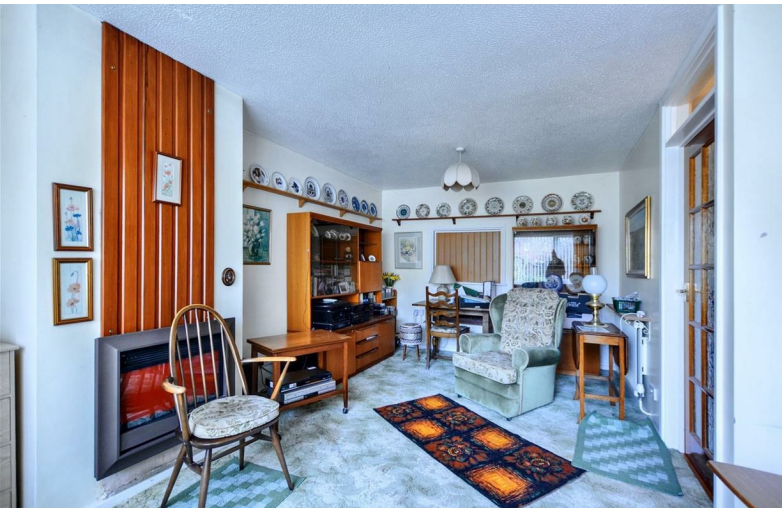


# Robert Ellis

*look no further...*



Windsor Street,  
Beeston, Nottingham  
NG9 2BW

**£185,000 Freehold**

0115 922 0888

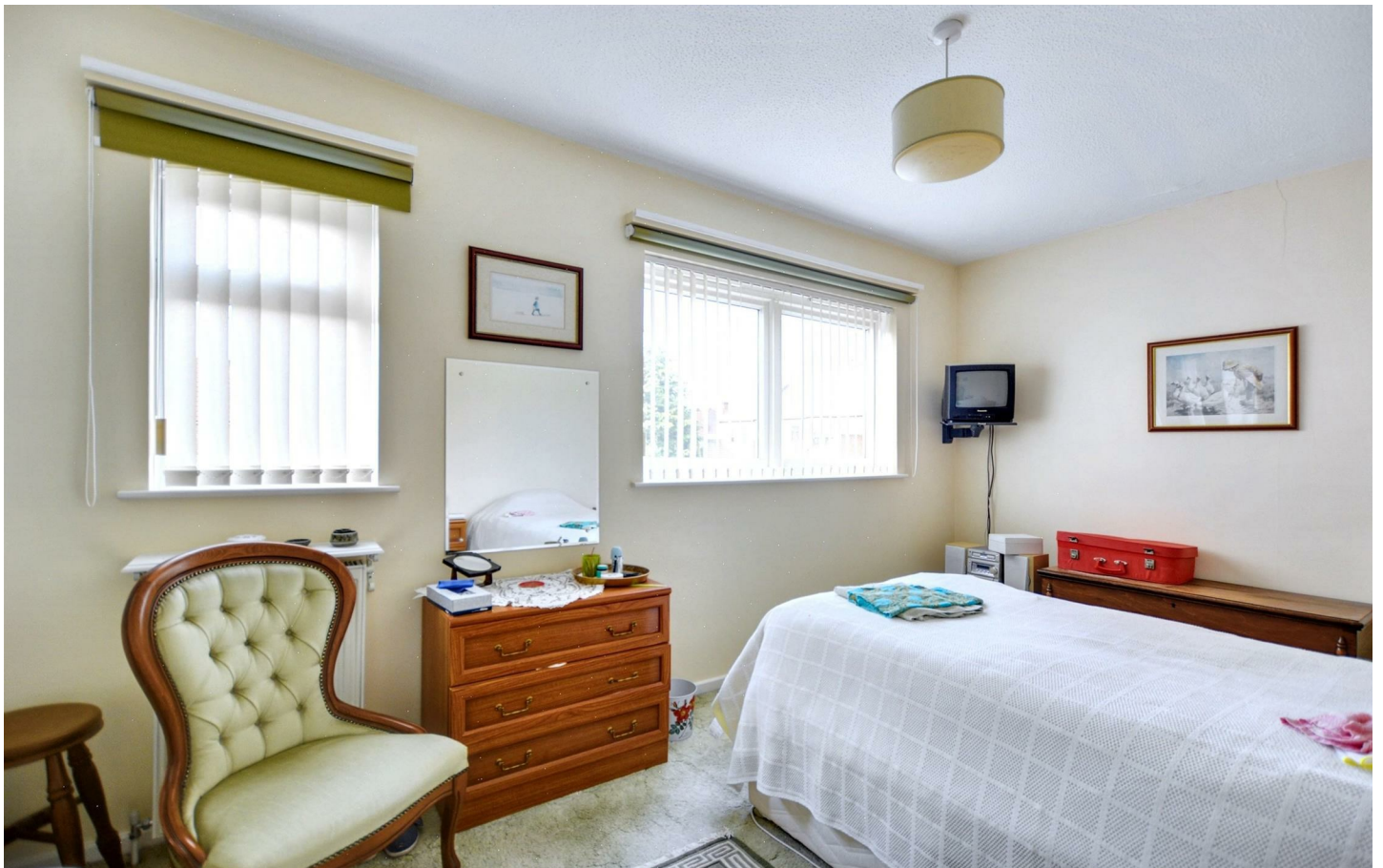


/robertellisestateagent



@robertellisea





A bright and airy two-bedroom, mid terrace property with the benefit of no upward chain.

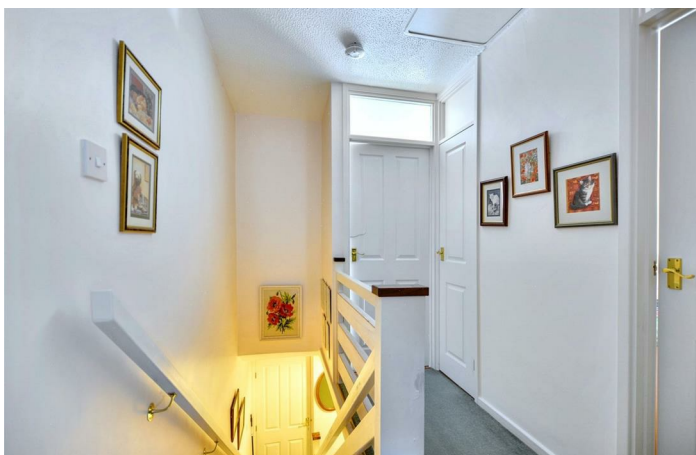
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

The well proportioned property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase, this could include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, an entrance hall, kitchen, large living room and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a lawned garden with mature shrubs and paved footpath to the front door. The rear garden is currently full of mature shrubs and greenery.

With the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

A UPVC double glazed door through to a carpeted entrance hall with radiator.

### Kitchen

10'4" x 9'8" (3.15m x 2.96m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset electric hob with extractor fan above. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. Wall mounted boiler, vinyl flooring and UPVC double glazed window to the front aspect.

### Lounge

10'4" x 9'8" (3.17m x 2.96m)

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the rear aspect.

### Downstairs WC

Low flush WC and wash hand basin, with tiled splash backs.

### First Floor Landing

A carpeted landing with access to the loft hatch and a useful storage cupboard.

### Bedroom One

14'2" x 8'10" (4.34m x 2.71m )

A carpeted double bedroom, with radiator, fitted wardrobes and two UPVC double glazed windows to the rear aspect.

### Bedroom Two

11'3" x 9'11" (3.43m x 3.04m )

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

### Bathroom

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

### Outside

To the front of the property is a lawned space with mature shrubs and the rear garden is currently full of mature shrubs and greenery.

### 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

Has the Property Flooded?: No

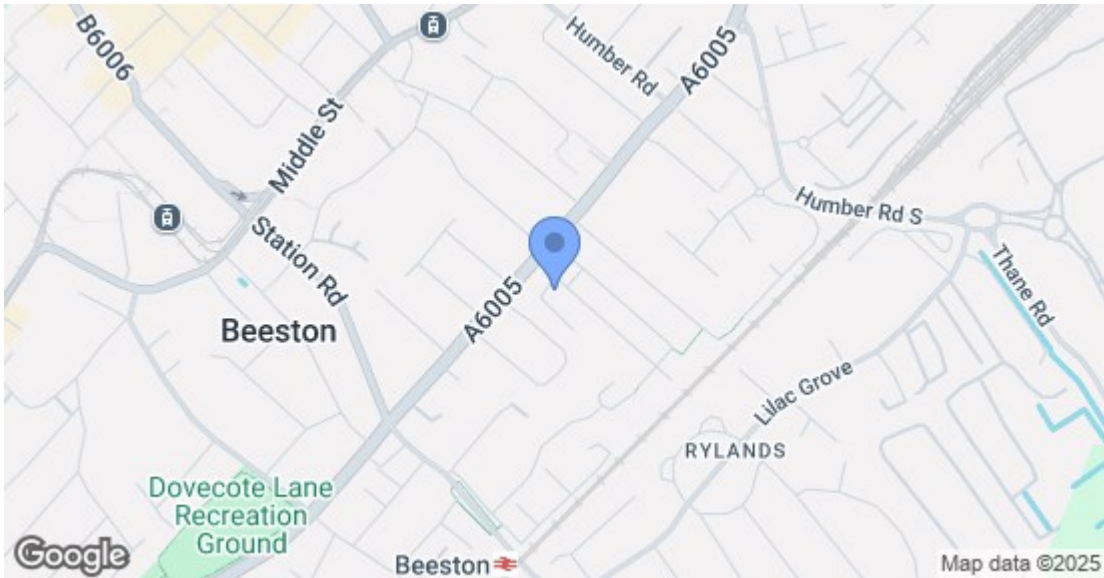
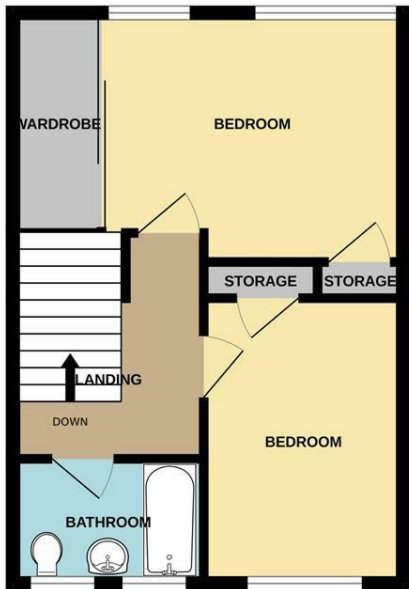
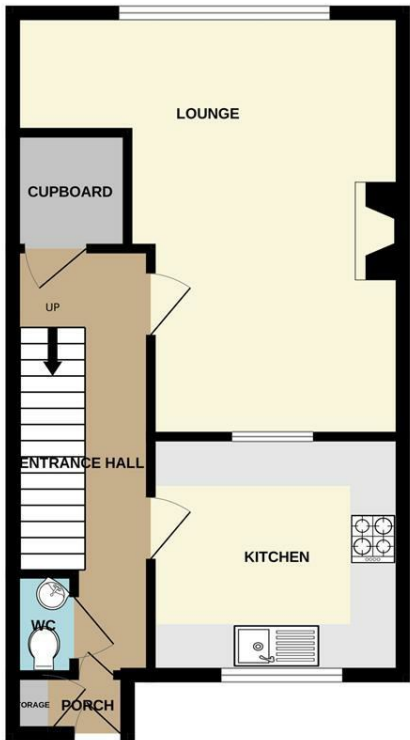
### Disclaimer:

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.





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 <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 |         |           |
| England & Wales 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.