

Cornwall Avenue,  
Beeston, Nottingham  
NG9 1NL

**£260,000 Freehold**



An extended three-bedroom, semi-detached property within close proximity to Beeston Marina.

Situated in Beeston Rylands and 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.

This lovely 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; An entrance hall, spacious living room, extended kitchen diner, utility room and bathroom to the ground floor. Then rising to the first floor are three well-proportioned bedrooms.

Outside to the front of the property there is a lawned garden with a tarmac driveway to the side providing off road parking, a further shared driveway leads to a garage set back to the rear of the property. Gated side access leads to the low maintenance private and enclosed rear garden, which is mainly paved, with slate chipping borders, and partial fence boundaries.

Having been well maintained by the current vendors this fantastic 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

UPVC double glazed door through to a tiled entrance hall.

### Living Room

15'6" x 13'0" (4.74m x 3.98m )

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

### Kitchen Diner

17'0" x 9'4" (5.19m x 2.86m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, cooker point with aluminium splashback, and extractor hood over, further useful appliance space, wall mounted combination boiler, UPVC double glazed window to the rear aspect, and door leading into the utility room.

### Utility Room

Space and fittings for freestanding appliances to include washing machine and dryer and door out to the rear garden.

### Bathroom

Incorporating a three piece suite comprising: low level WC, wash hand basin inset to vanity unit, walk-in shower with mains controlled shower over and further shower handset, tiled flooring, wall mounted heated towel rail and extractor fan.

### Bedroom One

12'2" x 9'6" (3.72m x 2.92m )

Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

11'3" x 8'8" (3.45m x 2.66m )

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

### Bedroom Three

7'10" x 6'0" (2.41m x 1.84m )

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

### Outside

To the front of the property there is a lawned garden with a tarmac driveway to the side providing off road parking, a further shared driveway leads to a garage set back to the rear of the property. Gated side access leads to the low maintenance private and enclosed rear garden, which is mainly paved, with slate chipping borders, and partial fence 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

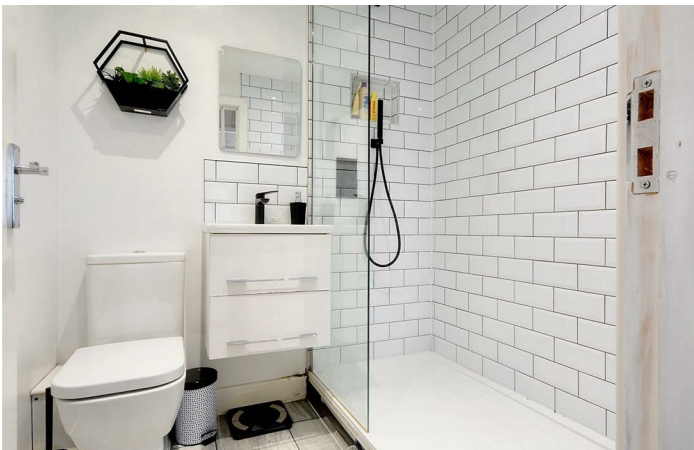
Planning Permissions/Building Regulations: None

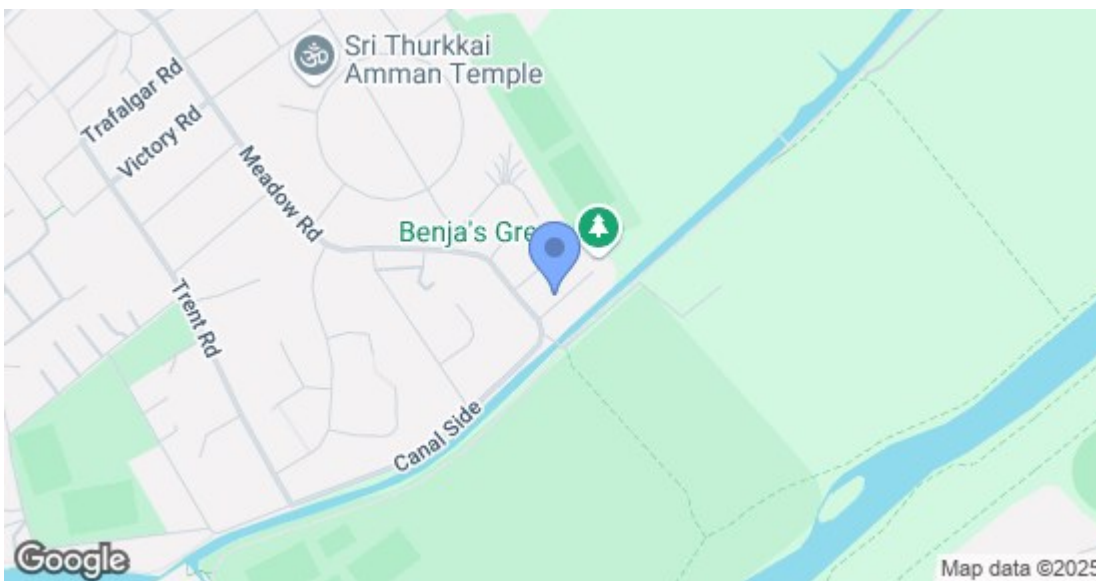
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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