Robert Ellis

look no further...

Trent Road,
Beeston Rylands, Nottingham
NG9 1LQ

£210,000 Freehold

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A traditionally styled and constructed two bedroom end of terrace house on a good sized plot.

Benefitting from generous proportions throughout, this well presented house is available to the market with the benefit of chain free vacant possession and is considered ideal for a first time buyer or investor but would suit a range of potential purchasers.

In brief, the internal accommodation comprises: Entrance hall, sitting room and open plan kitchen/diner to the ground floor. Rising to the first floor are two good sized bedrooms and a bathroom.

Outside the property has a driveway to the front and a mature garden and to the rear has a generous primarily lawned garden with mature shrubs and trees and a patio.

Situated in a popular and convenient residential location well placed for easy access to Beeston train station and canal which leads through to Attenborough Nature Reserve, local shops and a range of other facilities, this great property is well worthy of viewing.

Entrance Hallway
A UPVC double glazed entrance door leads to hallway with stairs off to first floor landing.

Sitting Room
13'10" x 12'3" (4.24 x 3.74)
With UPVC double glazed window, radiator and a stone style fire surround.

Kitchen/Diner
15'5" x 9'1" (4.71 x 2.79)
With a range of fitted wall and base units, worksurfaces, part tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine, two UPVC double glazed windows, further wooden window, radiator, useful under stairs recess and UPVC double glazed door to the exterior.

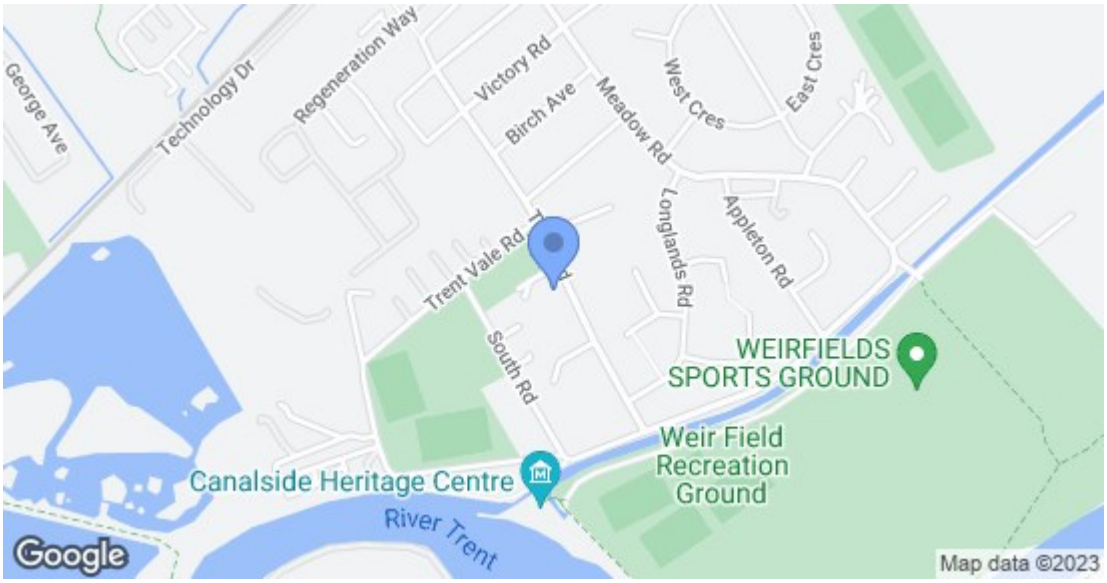
First Floor Landing
With UPVC double glazed window and loft hatch.

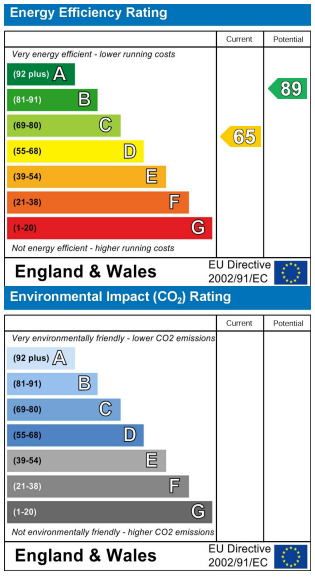
Bedroom One
15'5" decreasing to 12'4" x 11'10" (4.71 decreasing to 3.76 x 3.63)
With UPVC double glazed window and radiator.

Bedroom Two
9'4" x 9'1" (2.87 x 2.78)
With UPVC double glazed window, radiator and storage cupboard.

Bathroom
With a three piece suite in white comprising WC, pedestal wash hand basin, bath with Triton shower over, part tiled walls, UPVC double glazed window and radiator.

Outside
To the front the property has a driveway with stocked beds and borders and mature shrubs and trees. To the rear the property has a generous and mature garden which comprises a patio, lawn, well stocked beds and borders, mature shrubs and trees and a shed.





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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