Robert Ellis

look no further...

Central Avenue,
Beeston, Nottingham
NG9 2QP

£255,000 Freehold

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An immaculately presented three bedroom mid-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including, schools, transport links, Beeston Town Centre and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a range of potential purchaser including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, conservatory, kitchen breakfast room and a WC/utility to ground floor with three good sized bedrooms and bathroom to the first floor.

To the front of the property you will find a blocked paved driveway and to the rear you will a private and enclosed garden which includes a patio area, decking, lawned area, range of mature trees and shrubs, fence boundaries and a useful storage shed.

Having been upgraded by the current vendor, this great property is offered to the market with the benefit of a range of modern fixtures and fittings, new combination boiler, alarm system and recently fitted carpets throughout, this delightful property truly must be viewed in order to be fully appreciated.

Entrance Hallway
Composite entrance door, tiled flooring, radiator, stairs to the first floor and doors to the WC/utility, kitchen breakfast room and lounge.

Lounge
16'6" x 10'10" (5.05m x 3.31m)
A carpeted room with gas fire and Adam-style mantle, UPVC double glazed window to the front, radiator and UPVC double glazed French doors leading into the conservatory.

Conservatory
9'10" x 5'10" (3.01m x 1.78m)
A carpeted conservatory with UPVC double glazed door to the rear and UPVC double glazed windows all around.

Kitchen Breakfast Room
11'6" (reducing to 8'3") x 10'4" (3.52m (reducing to 2.53m) x 3.16m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, space for fridge freezer, complementary tiling to walls and floor, useful under stair storage cupboard, radiator and a UPVC double glazed window and a door to the rear.

Downstairs WC/Utility
Fitted with a low level WC, sink with drainer unit, tiled flooring and splash backs, plumbing for washing machine and tumble dryer, obscured UPVC double glazed window to the front and a cupboard housing the recently fitted main combination boiler.

First Floor Landing
UPVC double glazed window to the rear, stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

Bedroom One
10'11" x 8'9" (3.33m x 2.67m)
A carpeted doubled bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'5" x 8'5" (2.88m x 2.57m)
A carpeted double bedroom with built in wardrobe, UPVC double glazed window to the front and radiator.

Bedroom Three
7'9" x 7'3" (2.38m x 2.23m)
A carpeted bedroom with UPVC double glazed window to the rear, loft hatch and radiator.

Bathroom
Incorporating a three suite comprising; panelled bath with mains control shower over, pedestal wash hand basin, low level WC, tiled flooring and splash backs, wall mounted heated towel rail and obscured UPVC double glazed window to the rear.

Outside
To the front of the property you will find a blocked paved driveway and to the rear you will a private and enclosed garden which includes a patio area, decking, lawned area, range of mature trees and shrubs, fence boundaries and a useful storage shed.

Council Tax Band
Broxtowe Borough Council Band B

GROUND FLOOR

1ST FLOOR

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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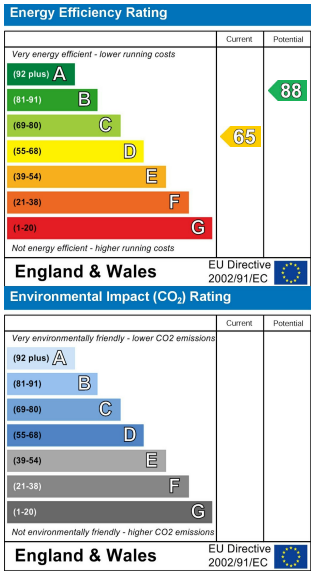

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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