



**Charles Avenue
Beeston, Nottingham NG9 5EE**

Guide Price £210,000 Freehold

A semi-detached three bedroom house with the benefit of front and rear gardens and a shared driveway.



A semi-detached three bedroom house with the benefit of front and rear gardens and a shared driveway. An ideal opportunity for a range of potential purchasers including young professionals and investors looking to add to their portfolio.

Situated within a popular residential location and being conveniently placed for access to a wide range of local amenities including shops, restaurants, schools and Chilwell Retail Park, the property also provides easy access to bus routes in and around the city.

In brief, the internal accommodation comprises: Entrance hall, living room, open plan kitchen/diner and conservatory to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

The property benefits from a lawned garden to the front with mature shrubs and a paved shared driveway leading to the garage. To the rear is a primarily lawned garden with a paved seating area.

An early viewing comes highly recommended.



Entrance Porch

A double glazed door leads through to the entrance porch.

Living Room

20'4" x 12'11" (6.214 x 3.944)

Carpeted room with two radiators and a UPVC double glazed bay window to the front aspect.

Kitchen/Diner

20'3" x 11'6" (6.189 x 3.513)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and breakfast bar. Space and fittings for freestanding appliances to include gas oven and fridge/freezer. UPVC double glazed windows to the side and rear aspects.

Lean To

8'9" x 7'10" (2.682 x 2.402)

With carpeted flooring and door to the rear garden.

First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One

12'4" x 11'5" (3.772 x 3.481)

Carpeted room with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

Bedroom Two

12'4" x 11'5" (3.769 x 3.489)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three

7'7" x 7'5" (2.325 x 2.261)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom

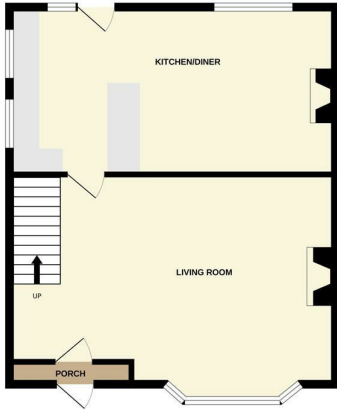
Incorporating a three piece suite comprising bath with tap shower fittings, wash hand basin and WC.

Outside

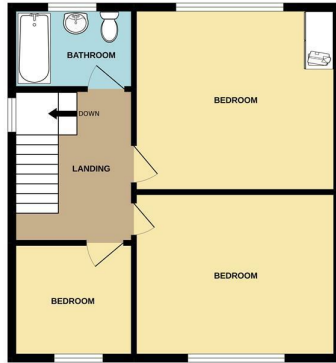
To the front there is lawned garden with mature shrubs and a paved shared driveway leading to the garage. To the rear is a primarily lawned garden with a paved seating area.



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

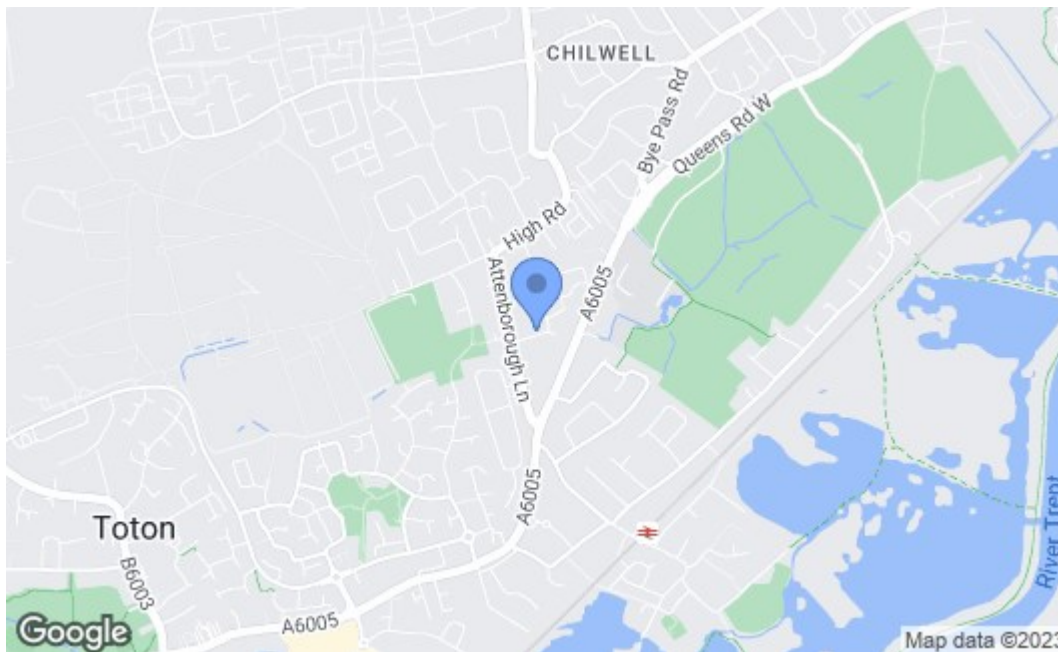


1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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.
Made with Measure 32022



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) 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 | |

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.