

# Robert Ellis

look no further...



Beeston Road,  
Dunkirk, Nottingham  
NG7 2JP

**£165,000**

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A traditionally styled three bedroom semi-detached house offering fabulous potential.

Requiring a full programme of renovation yet offering excellent potential for the incoming purchaser to upgrade and re-model and potentially extend (subject to the necessary consents) this is an ideal opportunity to create the perfect home or investment.

In brief, the internal accommodation comprises: Entrance hallway, sitting room, breakfast kitchen, rear hallway, WC and storage cupboard to the ground floor. Rising to the first floor is a landing, three bedrooms and bathroom.

Outside the property has gardens to both front and rear with grass, shrubs and a patio.

Available to the market with the benefit of chain free vacant possession, the property is conveniently situated for easy access to the centres of Beeston and Nottingham and is well placed for the university and the Queen's Medical Centre.



### Entrance Hall

A UPVC entrance door leads to hallway with UPVC double glazed window to the side, stairs off to first floor landing and radiator.

### Sitting Room

16'5" x 12'10" (5.01 x 3.92)

With UPVC double glazed window and radiator.

### Kitchen

9'5" x 8'9" (2.89 x 2.69)

With fitted wall and base units, worksurfaces with tiled splashbacks, single sink with drainer and hot and cold taps, UPVC double glazed window, walk in downstairs cupboard with UPVC double glazed window.

### Rear Hallway

With door to the exterior and useful understairs cupboard.

### WC

With WC and wooden window.

### First Floor Landing

With UPVC double glazed window and loft hatch.

### Bedroom One

12'0" x 9'11" (3.67 x 3.03)

With UPVC double glazed window, fireplace, radiator and fitted cupboard.

### Bedroom Two

11'6" x 9'10" (3.52 x 3.02)

With radiator and window.

### Bedroom Three

7'5" x 6'0" (2.28 x 1.84)

With UPVC double glazed window.

### Bathroom

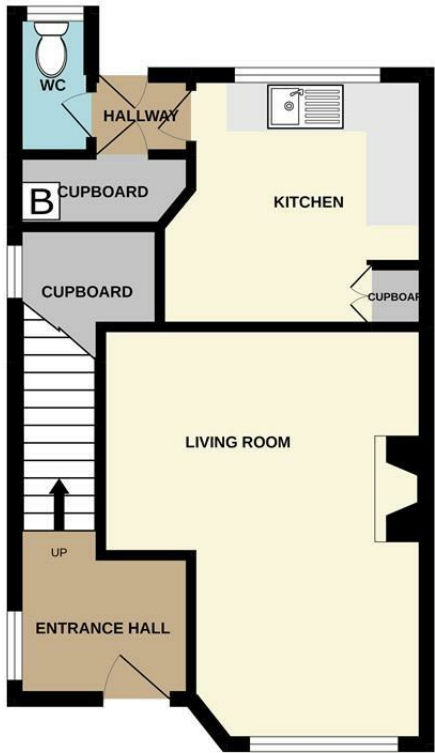
Incorporating a three piece suite comprising WC, wall mounted wash hand basin, part tiled walls, radiator and UPVC double glazed window.

### Outside

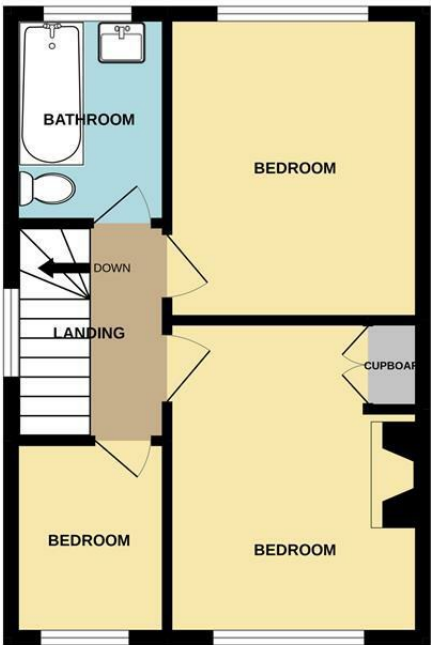
To the front the property has a walled boundary with grass and shrubs, access along the side leads to the rear of the property where there is a patio, grass and established shrubs.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		

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