Robert Ellis

look no further...

Leslie Avenue,
Beeston, Nottingham
NG9 1HT

£240,000 Freehold

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A well presented two double bedroom mid-terrace house.

Situated in this sought-after and convenient residential location within easy reach of a range of local shops and amenities including, schools, transport links and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, lounge diner, kitchen and conservatory to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a gated driveway with a range of mature shrubs and to the rear there is a private and enclosed garden which includes a patio area overlooking the lawn beyond, a range of mature shrubs, useful storage shed and fence boundaries.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing, central heating, recently fitted carpets and freshly painted throughout, this great property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Porch
Double glazed sliding doors to the front and a composite front door leading to the entrance hall.

Entrance Hall
With a radiator, stairs to the first floor and door to the lounge diner.

Lounge Diner
21'10" (reducing to 10'11") x 12'11" (reducing to (6.67m (reducing to 3.33m) x 3.94m (reducing to 2.2)
With recently fitted laminate flooring, two radiators, UPVC double glazed bay window to the front, door to the kitchen and UPVC double glazed sliding door to the conservatory.

Conservatory
11'5" x 7'2" (3.48m x 2.19m)
With laminate flooring, radiator, UPVC double glazed door to the garden and UPVC double glazed windows all around.

Kitchen
8'10" x 8'2" (2.7m x 2.5m)
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled splash backs, vinyl flooring, space for a fridge, freezer and washing machine and UPVC double glazed window to the rear.

First Floor Landing
With a loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
14'0" x 11'0" (4.29m x 3.36m)
A carpeted double bedroom with built in wardrobe, radiator and two UPVC double glazed windows to the front.

Bedroom Two
8'11" x 8'8" (2.74m x 2.65m)
A carpeted double bedroom with built in wardrobe, radiator and UPVC double glazed window to the rear.

Bathroom
Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, tiled walls, UPVC double glazed window to the rear, spot lights and radiator.

Outside
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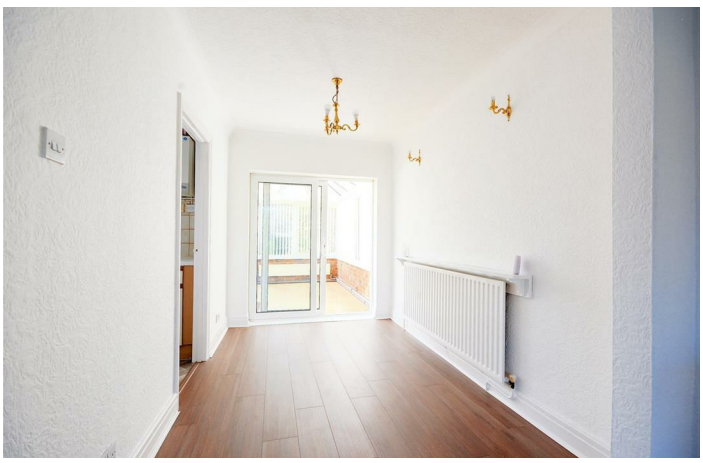
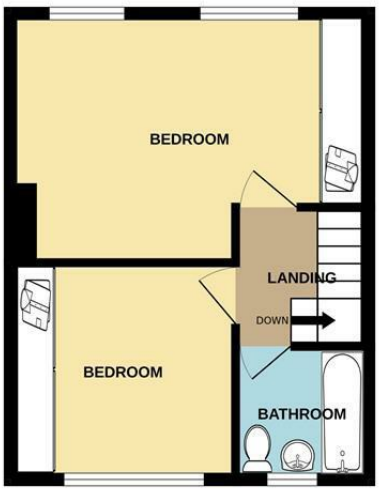
Council Tax Band
Broxtowe Borough Council Band A



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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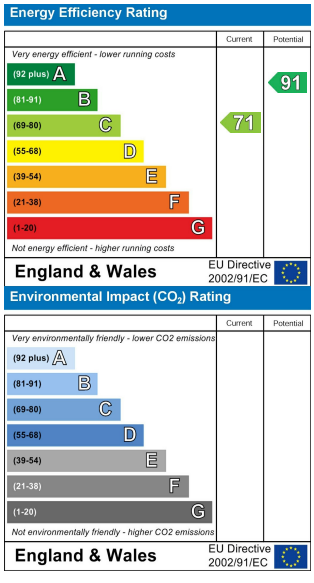

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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