Robert Ellis

look no further. . .

Rose Grove,
Beeston, Nottingham
NG9 1PB

£240,000 Freehold

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Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, looking to put their own stamp on a purchase, including first time purchasers, young professionals or families.

In brief the internal accommodation comprises; An entrance hall, open plan lounge diner and kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property is a lawned garden with a paved driveway leading to the garage. The enclosed rear garden is also lawned.

Offering potential in abundance, this great property is well worthy of an early interval viewing.

Entrance Hall
Hard wood entrance door through to a carpeted entrance hall with radiator.

Lounge
25'7" x 11'10" (7.81m x 3.62m)
Open plan reception room, with carpeted flooring, radiator and windows to both the front and rear aspect.

Kitchen
14'1" x 7'5" (4.31m x 2.28m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with taps and drainer. Space and fittings for freestanding appliances to include gas cooker and fridge freezer. Wall mounted boiler and access to a useful pantry cupboard.

First Floor Landing
A carpeted landing space with access to the loft hatch and window to the side aspect.

Bedroom One
12'1"x 11'10" (3.70mx 3.62m)
A carpeted double bedroom, with radiator and bay window to the front aspect.

Bedroom Two
13'2"x 10'11" (4.02mx 3.34m)
A carpeted double bedroom, with radiator and window to the rear aspect.

Bedroom Three
10'9" x 7'5" (3.29m x 2.27m)
Exposed floor boards, with radiator and window to the rear aspect. Cupboard housing the water tank.

Bathroom
A three-piece suite comprising|: pedestal wash-hand basin, bath with shower taps fittings, bidet, part tiled walls, radiator and window to the side aspect.

Separate WC
Low flush WC and window to the side aspect.

Outside
To the front of the property is a lawned garden with a paved driveway with ample off street parking for one car standing, leading to the garage. The enclosed rear is primarily lawned with fenced boundaries.

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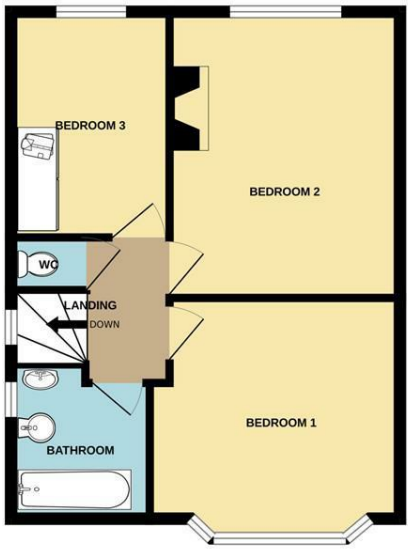
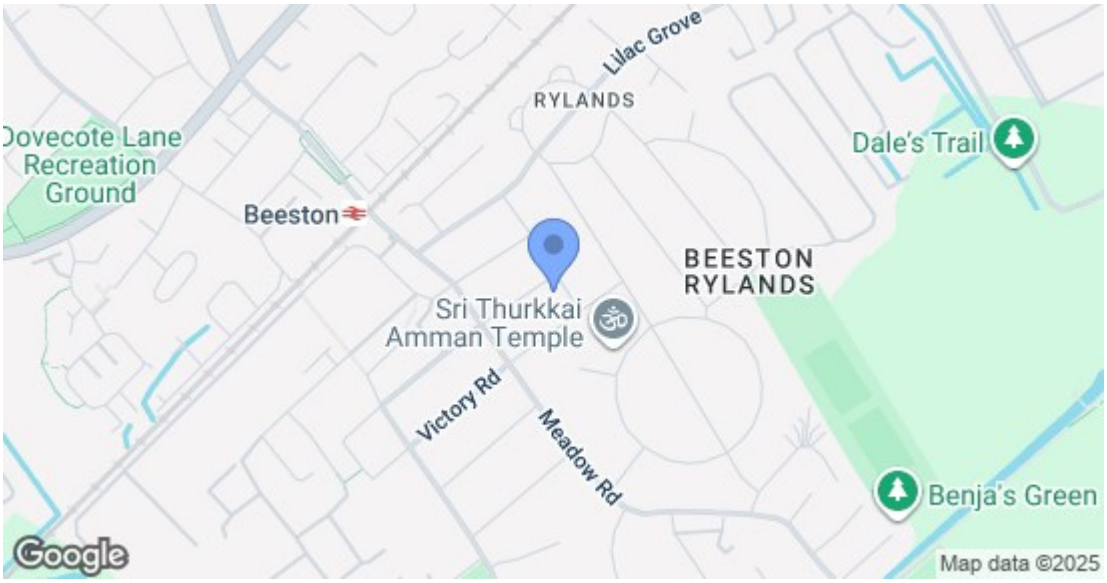
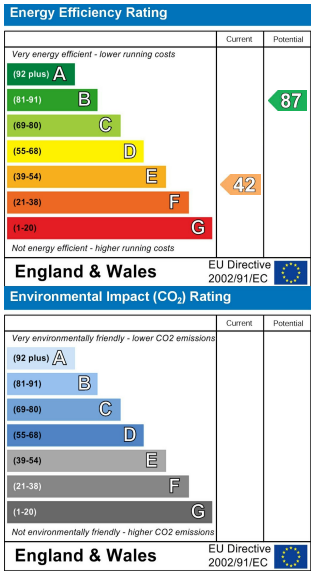
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR







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.