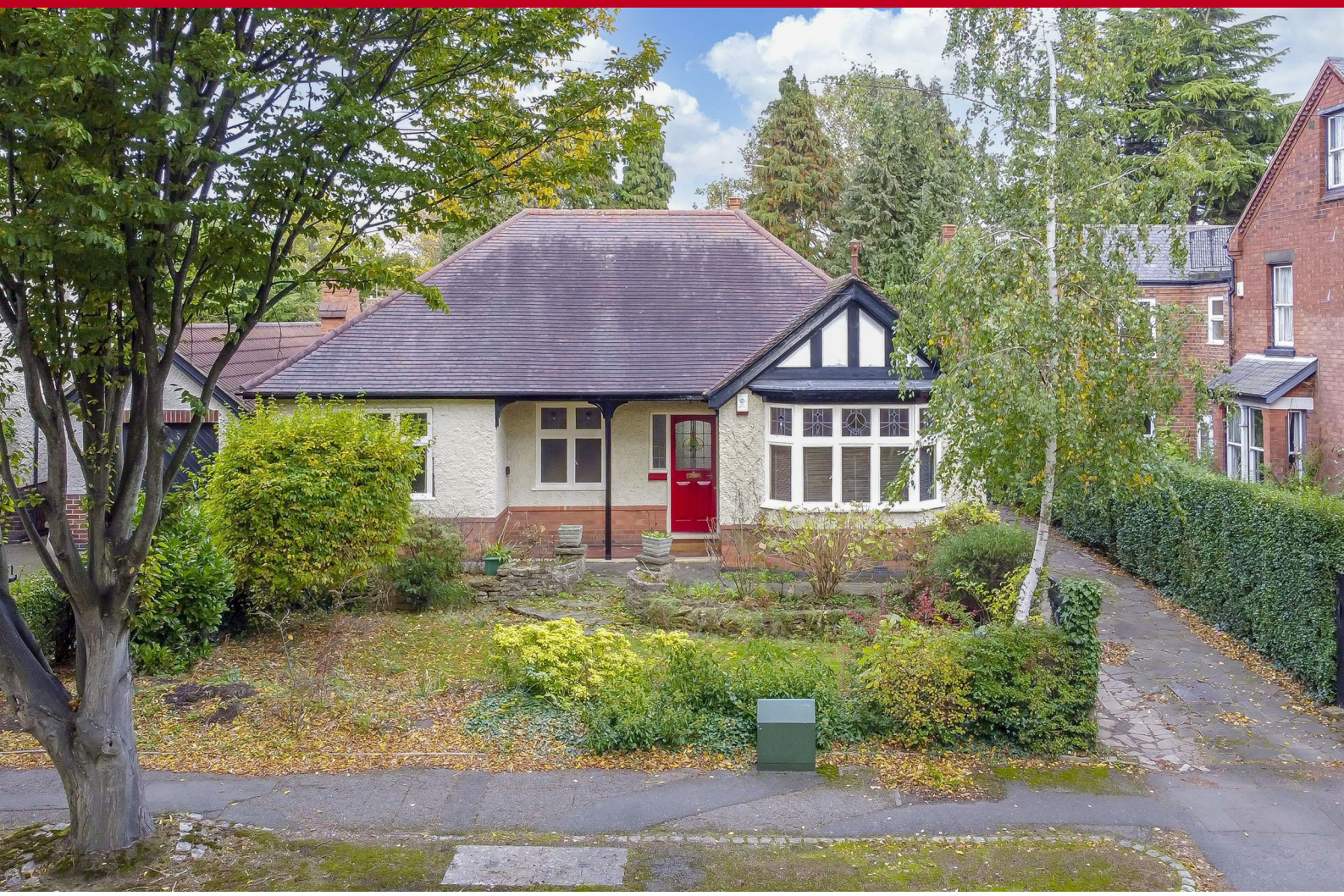
Robert Ellis

*look no further...*



Elm Avenue

Beeston, Nottingham NG9 1BU

An attractive 1920s two bedroom detached bungalow situated in an extremely sought after position within the St Johns conservation area.

**Offers In The Region Of**

An attractive 1920s two bedroom detached bungalow situated in an extremely sought after position within the St Johns conservation area. With excellent transport links including the NET tram and bus routes and within a few minutes walking distance of Beeston town centre.

Having retained a wealth of its original character and charm, this excellent property requires renovation though offers fabulous potential for the incoming purchaser to upgrade, re-model and potentially extend (subject to the necessary consents).

In brief, the internal accommodation comprises: Entrance hallway, sitting room, dining room, kitchen, two bedrooms and bathroom beneath which is a cellar.

Outside the property occupies a particularly generous and mature plot with gardens to the front and rear, a driveway with garage beyond and a modern detached garden room/studio.

Available to the market with the benefit of chain free vacant possession this fabulous property with excellent development potential truly is a rare opportunity well worthy of viewing.

A recessed porch with tiled flooring shelters the colour leaded entrance door.

Hallway
With radiator, loft hatch and stairs down to the cellar.

Dining Room
12'11" x 11'11" (3.96 x 3.65)
With a bay window with colour leaded glazing, radiator, fuel effect gas fire with tiled hearth and Adam style mantle.

Sitting Room
14'0" x 11'3" (4.28 x 3.43)
With wooden bay window with colour leaded glazing, radiator, fuel effect gas fire with stone style surround and a storage cupboard with window.

Kitchen
13'3" x 6'11" (4.04 x 2.12)
With fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine and dishwasher, built in storage cupboard, window with colour leaded glazing, door to the exterior and radiator.

Bedroom One
12'0" x 10'11" (3.67 x 3.35)
With radiator and window with colour leaded glazing.

Bedroom Two
11'1" x 10'7" (3.39 x 3.23)
With radiator and window with colour leaded glazing.

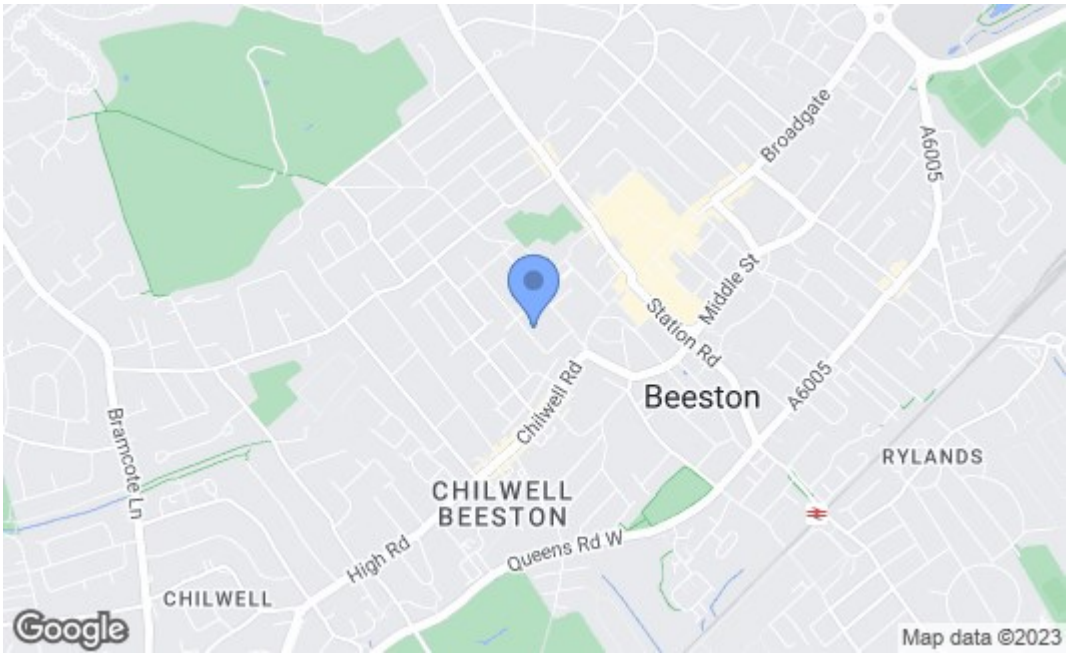
Bathroom
With WC, bath with shower over, pedestal wash hand basin, part tiled walls, radiator and window with colour leaded glazing.

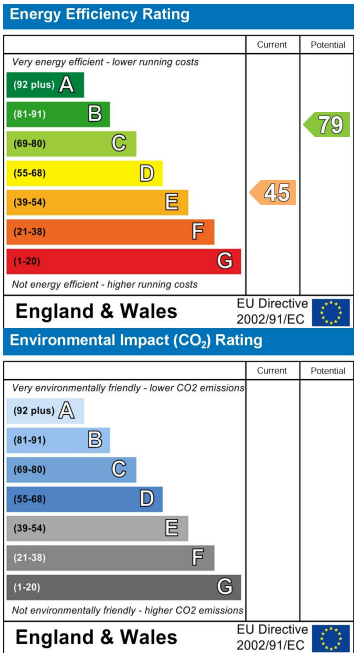
Cellar
11'11" x 6'7" (3.64 x 2.01)
With wall mounted Main boiler and lights.

Outside
To the front the property has an established garden with mature shrubs and trees and a driveway which runs along the side of the property to the detached garage. To the rear the property has a mature garden with yard/patio, lawn, well stocked beds and borders with shrubs and trees, a timber shed, garden room and garage.

Garden Room/Studio
19'2" x 10'6" (5.85 x 3.21)
With wooden double glazed patio doors, further double glazed windows, light and power and two wall mounted electric heaters.

Garage
18'6" x 11'5" (5.64 x 3.49)
With double timber doors to the front, window to the side, light and power, two wall mounted electric heaters and a plumbed in sink.




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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888