



Falston Road
Beechdale, Nottingham NG8 3GB

A THREE BEDROOM END TERRACED
HOUSE.

£195,000 Freehold

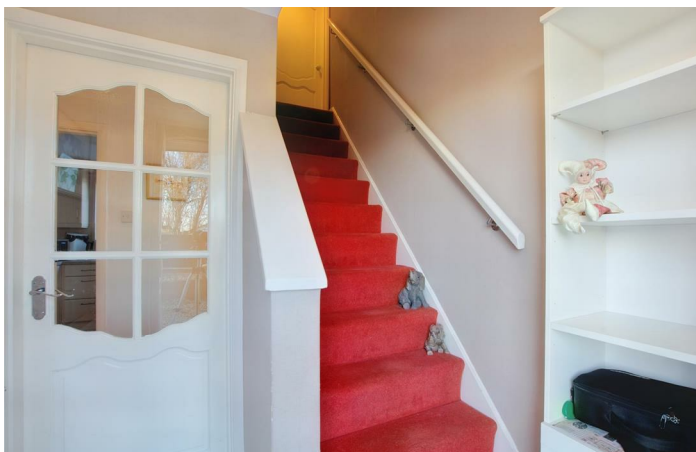


A particularly deceptive three bedroom end terraced house.

This family-size property comes to the market in a 'ready to move into' condition with NO UPWARD CHAIN and benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. Further features include a useful cloakroom/WC to the ground floor.

The property benefits from off-street parking to the front and the additional benefit of a single detached garage located to the rear and accessed from a service road. The rear gardens are landscaped with ease of maintenance in mind. Conveniently situated a short walk from a parade of shops, there is a regular bus service close by, schools, local amenities and good road networks linking to the Nottingham ring road (ideal for the QMC).

Ideal for first time buyers and young families. An internal viewing is recommended.



ENTRANCE HALL

Double glazed window, front entrance door, radiator, stairs to the first floor, door to cloaks/WC and access to central lobby.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

CENTRAL LOBBY

With understairs store cupboard, fitted cupboards and door to kitchen.

KITCHEN

11'1" x 8'9" (3.38 x 2.69)

Incorporating a fitted range of wall, base and drawer units, roll edge work surfacing, stainless steel sink unit with single drainer. Built-in electric double oven, hob and extractor hood over. Plumbing and space for washing machine. Further appliance space. Double glazed window and door to the rear. Door to lounge/diner.

LOUNGE/DINER

19'3" x 11'1" (5.89 x 3.39)

Radiator, double glazed window to the front and double glazed patio doors to the rear garden.

FIRST FLOOR LANDING

Linen cupboard. Hatch and ladder to partially boarded loft with pull down ladder and light.

BEDROOM ONE

11'3" x 10'8" (3.45 x 3.26)

Overstairs store cupboard, fitted wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

13'5" x 8'6" (4.10 x 2.6)

Fitted shelving and wardrobe hanging space. Built-in cupboard housing Worcester gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

BEDROOM THREE

10'8" x 8'0" (3.26 x 2.44)

Radiator, double glazed window to the rear.

WET ROOM

Incorporating a two piece suite comprising wash hand basin and shower area, thermostatically controlled shower. Tiling to walls, double glazed window, separate WC housing a low flush WC. Double glazed window.

OUTSIDE

A partially enclosed front forecourt mainly gravel with drop kerb and off-street parking. There is gated access leading to the side elevation where there is an integral store. There is a pathway leading to the rear garden which is enclosed and landscaped with ease of maintenance in mind, laid to paving with raised beds. At the foot of the plot, there is a sectional concrete built single garage, vehicle access is gained from a service road at the side of the property which leads to a rear communal courtyard.

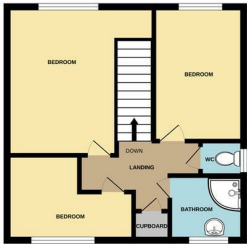


Robert Ellis
ESTATE AGENTS

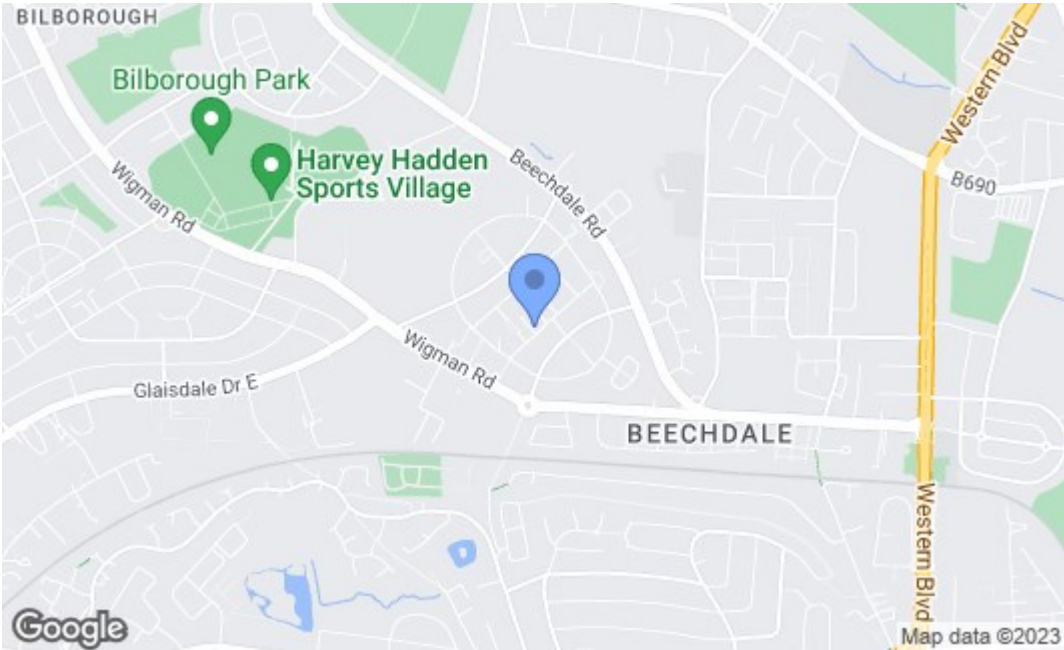
GROUND FLOOR
387 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the information. The plan is for guidance only and should not be used for any purpose other than a guide. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency for the plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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