

# Robert Ellis

*look no further...*



Alexandra Crescent,  
Beeston, Nottingham  
NG9 2BQ

**£260,000 Freehold**

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A bay fronted, Victorian three bedroom, semi-detached house with a garage.

Situated in a popular residential location, close to a range of shops and amenities including Beeston train station, the NET tram, The Nottingham University and The Queens Medical Centre and within walking distance of Beeston town centre, this property is considered an ideal purchase for a variety of potential buyers including first time buyers, young professionals and investors.

In brief, the internal accommodation which is split over three floors comprises lounge, dining room and kitchen to the ground floor, two double bedrooms and a family bathroom to the first floor and a further double bedroom with an en-suite to the second floor.

To the front of the property there is small courtyard area with the detached garage beyond. Gated access leads to the private and enclosed rear garden, which includes a patio seating area, mature shrubs and trees with fence and hedge boundaries.

Being offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout, this property is considered a fantastic opportunity where an early internal viewing comes highly recommended.

**\*\*Potential purchasers should note that the property has a small patch of Japanese Knotweed, this can affect mortgage availability, so please check with a mortgage advisor before booking a viewing.\*\***



### Lounge

12'2" x 11'1" (3.71m x 3.39m)

Entrance door, laminate flooring, UPVC double glazed bay window to the front, radiator and door through to the inner hallway.

### Inner Hallway

With stairs to the first floor and door to the dining room.

### Dining Room

12'4" x 12'2" (3.77m x 3.71m)

UPVC double glazed window to the side, laminate flooring, radiator, large under storage cupboard, housing the 'Baxi' combination boiler, door to the kitchen and UPVC double glazed patio doors to the rear.

### Kitchen

12'10" x 7'1" (3.93m x 2.17m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, radiator, laminate flooring, spotlights to ceiling, UPVC double glazed window to the rear and side, and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, radiator, stairs to the second floor and doors to the two bedrooms and bathroom.

### Bedroom One

12'2" x 11'1" (3.72m x 3.4m)

A carpeted double bedroom, with UPVC double glazed window to the front and radiator.

### Bedroom Two

9'9" x 9'3" (2.99m x 2.83m)

With wooden flooring, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a four piece suite comprising: rolled tap bath, shower, wall mounted wash hand basin, low level, heated towel rail, tiled splashback, vinyl flooring, spotlights to ceiling, UPVC double glazed window to the rear and side.

### Bedroom Three

17'5" reducing to 9'11" x 12'0" reducing to 5'8" (5.31m reducing to 3.04m x 3.68m reducing to 1.74m)

A carpeted bedroom with two feature Velux windows, radiator, useful eaves storage space and door to the en-suite

### En-suite

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, laminate flooring, radiator, tiled splashbacks, extractor fan and feature Velux window.

### Outside

To the front of the property there is small courtyard area with the detached garage beyond. Gated access leads to the private and enclosed rear garden, which includes a patio seating area, mature shrubs and trees with fence and hedge boundaries.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

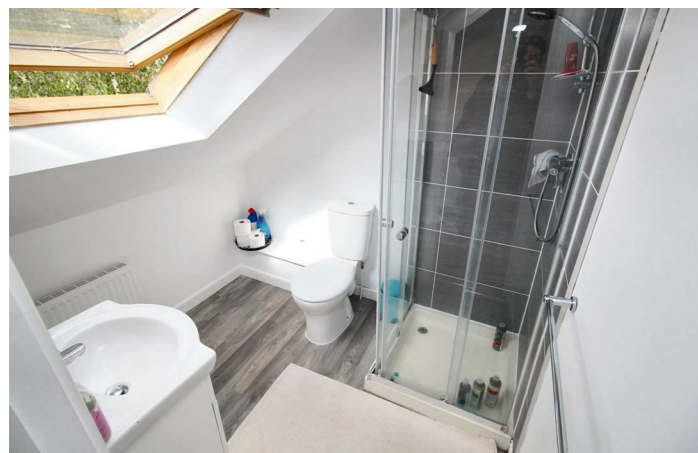
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

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### Disclaimer

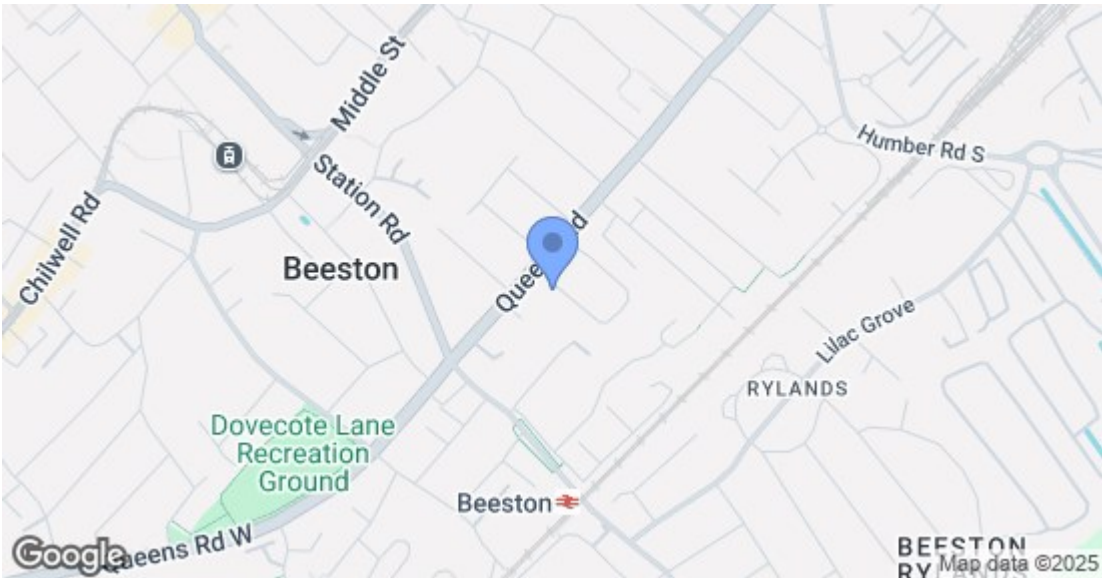
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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







Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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