

# Robert Ellis

*look no further...*



Broadgate,  
Beeston, Nottingham  
NG9 2FU

**£345,000 Freehold**

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A traditional three-bedroom detached property with the benefit of no upward chain.

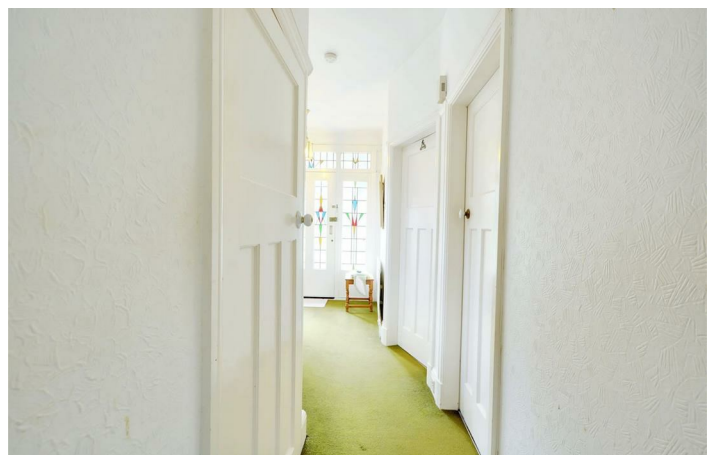
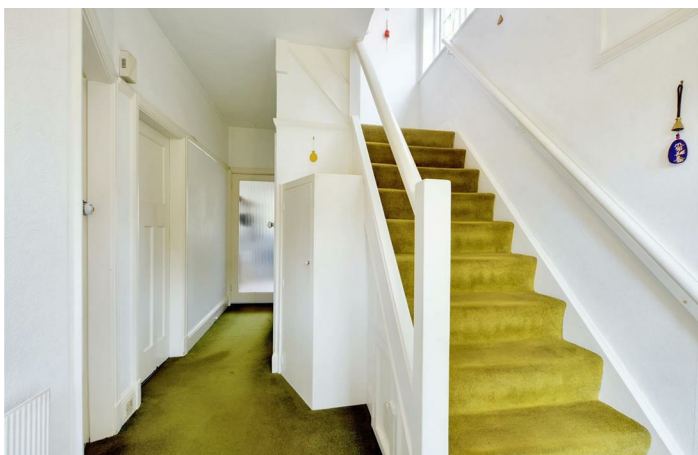
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, The University of Nottingham, restaurants, and transport links.

This spacious property would be considered the ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include growing families, anyone looking to relocate to Beeston or buy to let investors looking for properties close to the University.

In brief the internal accommodation comprises; entrance porch, through to an entrance hall, living room, dining room, conservatory, kitchen, and downstairs WC. Rising to the first floor are two double bedrooms, a further single bedroom, bathroom, and separate WC.

Outside the property to the front is a lawned garden, with a gated driveway and side access to the rear. Here is an enclosed garden, primarily lawned with mature shrubs.

With the benefit of gas central heating and a brilliant location, this property is well worthy of an early internal viewing.



### Entrance Porch

Wooden door through to the porch.

### Entrance Hall

Secondary wooden door, with stained glass through to a carpeted entrance hall with access to a storage cupboard.

### Living Room

12'5" x 14'9" (3.78m x 4.50m )

A carpeted reception room with bay window to the front aspect, radiator, and gas fireplace.

### Dining Room

13'5" x 11'5" (4.11m x 3.49m )

A carpeted reception room, with radiator, gas fireplace and doors through to the conservatory.

### Conservatory

A carpeted room, with radiator and French doors to the rear garden.

### Kitchen

11'3" x 9'4" (3.43m x 2.87m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap. Freestanding appliances to include gas cooker, washing machine and fridge freezer. Access to the pantry cupboard. Door to the side passage and window to the rear aspect.

### Downstairs WC

Low level WC and wash hand basin with window to the side aspect.

### Bedroom One

15'10" x 11'6" (4.83m x 3.53m )

A carpeted double bedroom, with radiator, fitted wardrobes and bay window to the front aspect.

### Bedroom Two

12'5" x 11'5" (3.80m x 3.49m )

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

### Bedroom Three

8'9" x 7'11" (2.67m x 2.42m )

A carpeted bedroom with radiator and window to the front aspect.

### Bathroom

Incorporating a bath with electric power shower over and wash hand basin. Part tiled walls, radiator and storage cupboard housing the boiler.

### Outside

To the front is a lawned garden with mature shrubs and gated driveway, with ample off street parking and access to the rear garden. This is primarily lawned with well establish trees and shrubs and detached garage.

### Garage

Double doors to the front.

### 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

Accessibility/Adaptions: None

Has the Property Flooded?: No

### 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.

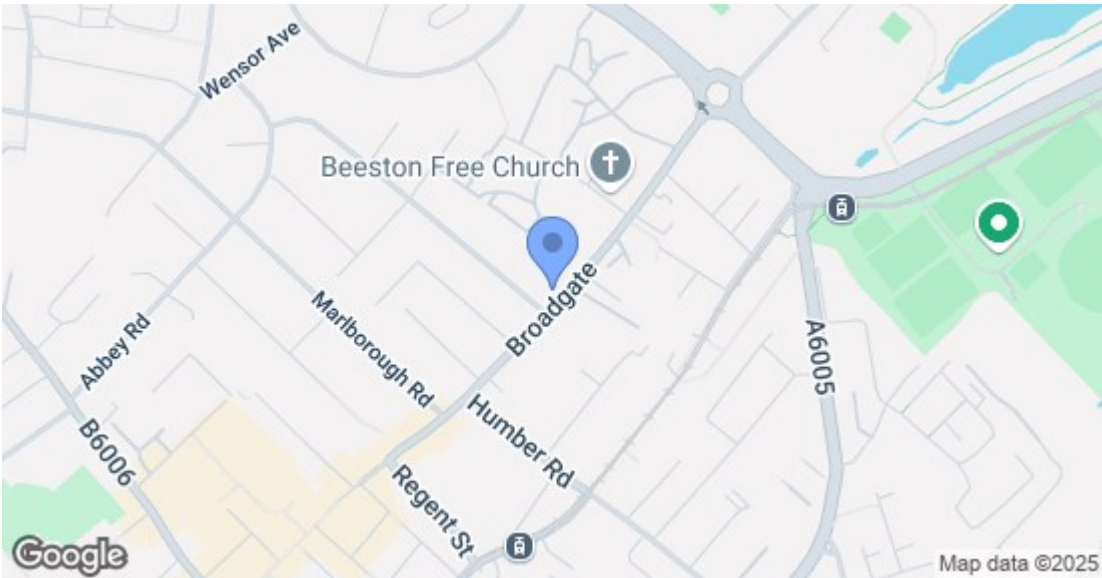




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 55      |           |
| (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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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