

# Robert Ellis

look no further...



Trent Road,  
Beeston, Nottingham  
NG9 1LD

**£180,000 Freehold**

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A traditional two-bedroom, mid terrace 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, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for any buyers looking to put their own stamp on their next purchase, this could include first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; living room, dining room, kitchen, and downstairs WC to the ground floor. Then rising to the first floor are two double bedrooms and the bathroom.

Outside to the front of the property is wall frontage with footpath to the front door. The rear garden is then enclosed and paved making it incredibly low maintenance.

Offered to the market with the benefit of UPVC double glazing throughout and offering fantastic potential for the incoming purchaser to upgrade, and remodel to the their tastes and requirements, this great property is well worthy of an early internal viewing in order to be fully appreciated.



### Living Room

11'3" x 11'1" (3.43m x 3.39m )

UPVC double glazed entrance door, carpet flooring, electric fireplace and UPVC double glazed bay window to the front aspect.

### Dining Room

12'3" x 11'2" (3.74m x 3.42m )

UPVC double glazed window to the rear aspect, carpet flooring and gas fire.

### Kitchen

12'5" x 6'2" (3.79m x 1.89m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap. Space and fittings for freestanding to appliances to include gas hob, washing machine and dryer. UPVC double glazed window to the side aspect.

### Downstairs WC

Fitted with a low level WC.

### Rear Lobby

UPVC double glazed door leading to the rear garden.

### First Floor Landing

With stairs rising from the ground floor and doors leading into the bedrooms and bathroom.

### Bedroom One

11'3" x 11'1" (3.43m x 3.40m )

UPVC double glazed window to the front aspect, carpet flooring and useful storage cupboard.

### Bedroom Two

12'4" x 8'3" (3.77m x 2.53m )

UPVC double glazed window to the rear aspect and carpet flooring.

### Bathroom

Incorporating a pedestal wash hand basin and bath, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is wall frontage with footpath

to the front door. The rear garden is then enclosed and paved making it incredibly low maintenance, with access from the rear.

### 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

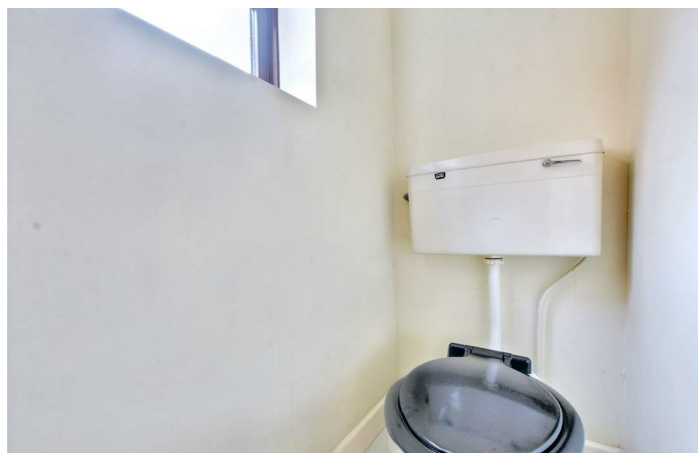
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

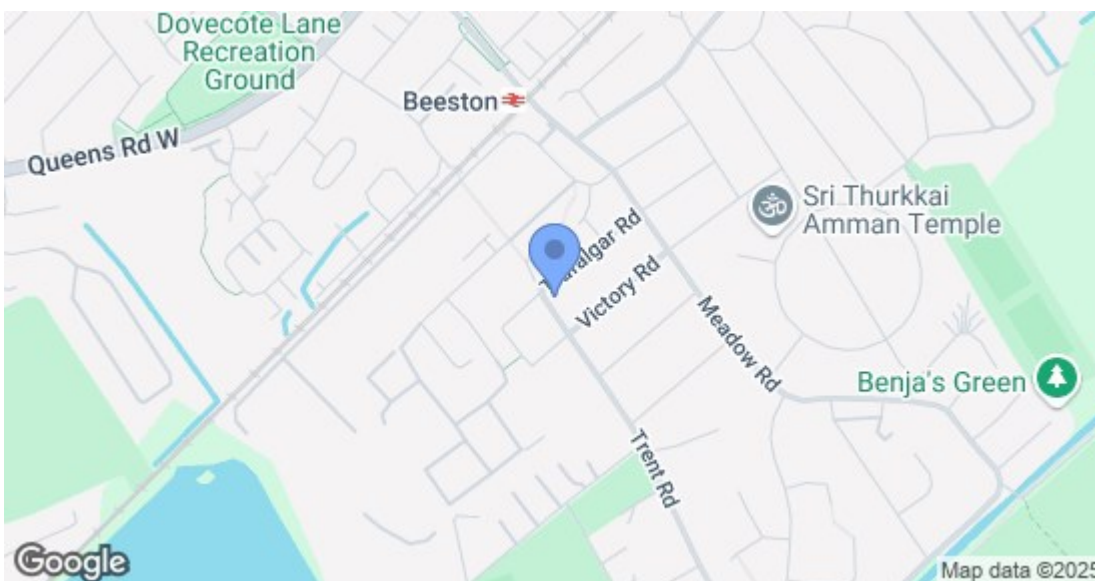
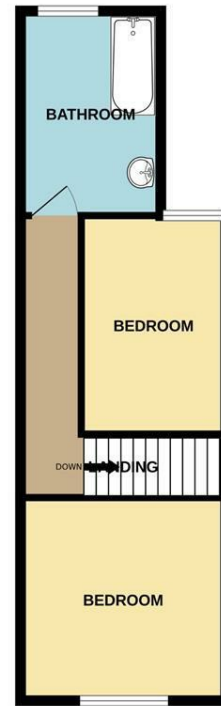
Has the Property Flooded?: No

### 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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