

Robert Ellis

look no further...



Marlborough Road,
Beeston, Nottingham
NG9 2HG

£338,000 Freehold

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

Situated in central Beeston, you are within walking distance to a wealth of local amenities including shops, public houses, restaurants, Nottingham University, schools, healthcare facilities and transport links, including bus, tram and train stops.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate to this popular and convenient location. The spacious garden provides the potential to develop and extend in the future, subject to the relevant planning permissions being granted, making this a fantastic option for a long term family home.

In brief the internal accommodation comprises; An entrance hall, living room, dining room and kitchen. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the front of the property is paved, keeping it low maintenance, with a gated side access to the rear. This is primarily lawned with a paved seating area.

Having been let out in more recently years the property comes to the market with gas central heating, UPVC double glazed windows throughout and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

Living Room

12'6" x 11'0" (3.82m x 3.36m)

Currently used as a bedroom but traditionally a reception room, with carpeted flooring, radiator and UPVC double glazed bay window to the front aspect.

Dining Room

11'2" x 11'2" (3.42m x 3.42m)

Reception room, with carpeted flooring, radiator and UPVC double glazed door to the rear garden.

Kitchen

A range of wall and base units with work surfacing over and tiled splashbacks and one and a half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker and fridge freezer, access to the pantry cupboard housing the boiler.

First Floor Landing

UPVC double glazed window to the side aspect.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Bedroom with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, wash hand basin inset to vanity unit, bath with electric power shower over, fully tiled walls and UPVC double glazed obscured window to the rear aspect.

Separate WC

Low flush WC and UPVC double glazed window to the side aspect.

Outside

To the front is a paved garden with walled frontage and gated access to the rear garden. This is primarily lawned with a paved seating area and fenced 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

Accessibility/Adaptions: None

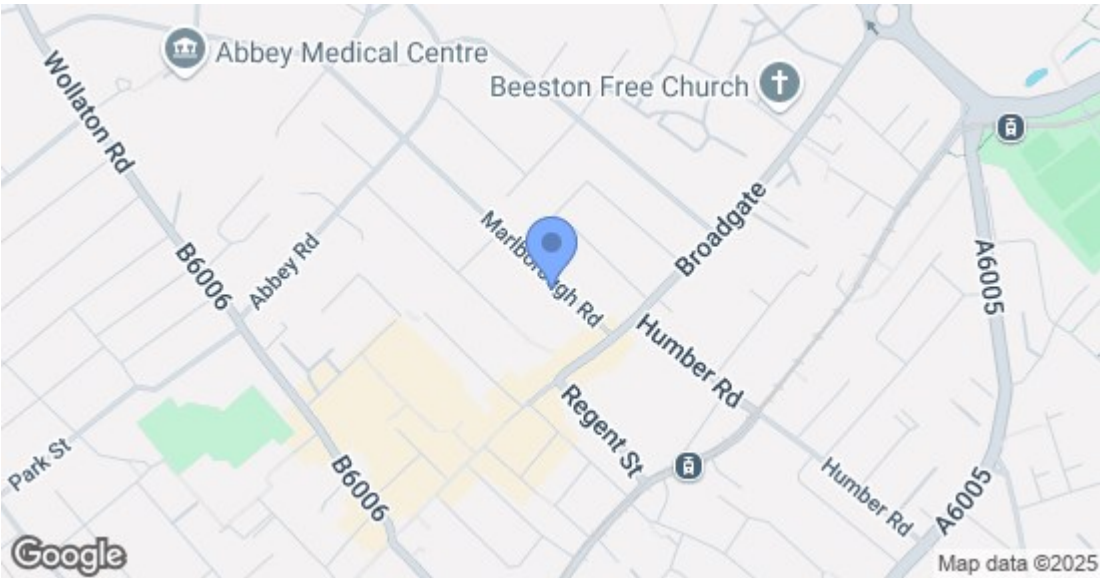
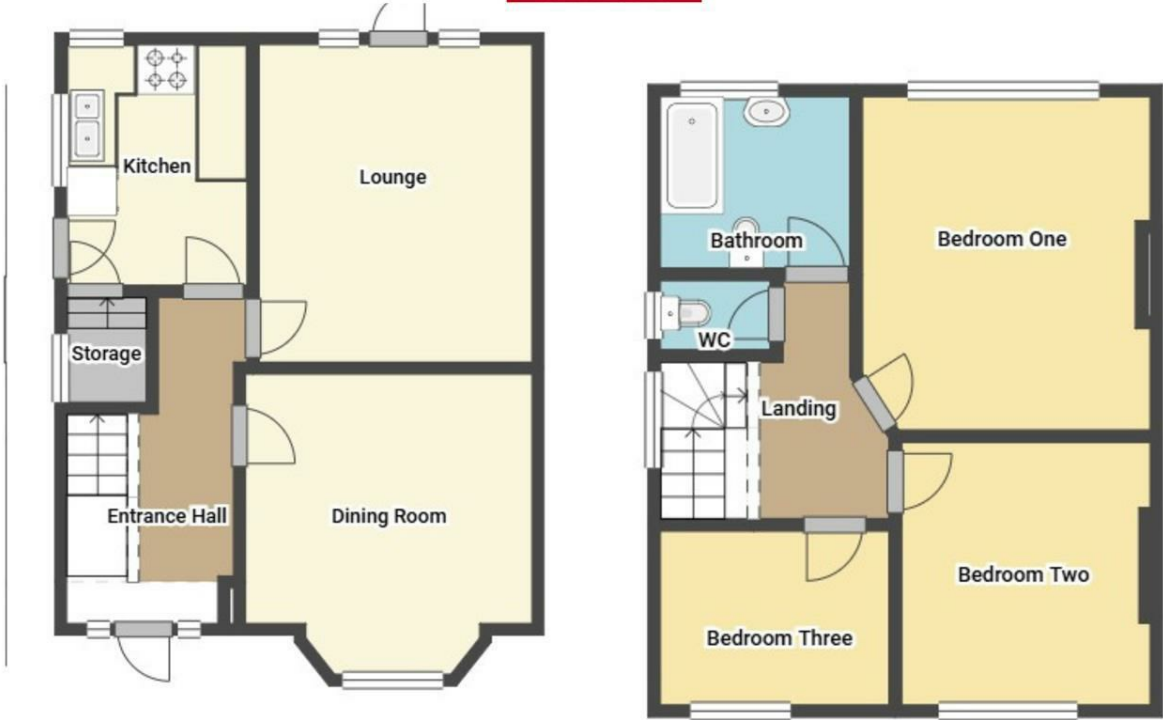
Has the Property Flooded?: No

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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		60
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		
England & Wales EU Directive 2002/91/EC		

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