



Cavendish Place,
Beeston, Nottingham
NG9 1BY

£275,000 Leasehold



A spacious three-bedroom duplex.

Situated in this sought-after and well established residential location, within close proximity to a range of local shops and amenities including schools, transport links, and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, and investors.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner, bedroom, bathroom and WC to the first floor, with a further two good sized bedrooms and a study/storage room to the second floor.

Outside the property benefits from a car-port with off-road parking, and stairs leading up the main entrance hall at the rear.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating, and chain free vacant possession, this unique property truly must be viewed in order to be fully appreciated.



Main Entrance

Front door with stairs leading up to the duplex, where you will find the main entrance door with flanking window to the entrance hall.

Entrance Hall

With stairs to the second floor, radiator, and doors to the bathroom, WC, kitchen diner, lounge and bedroom.

Bedroom One

14'1" x 13'0" (4.31m x 3.98m)

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

Lounge

14'2" x 12'11" (4.33m x 3.95m)

A carpeted reception room, with gas fire with Adam style mantle, radiator and UPVC double glazed window to the rear.

Kitchen Diner

12'11" x 12'0" (3.94m x 3.67m)

Fitted with wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, inset gas hob with air filter over, integrated fridge freezer, and dishwasher, plumbing for a washing machine, laminate flooring, tiled splashbacks, radiator, spot lights to ceiling and UPVC double glazed window to the front.

Bathroom

9'7" x 8'6" (2.94m x 2.6m)

Incorporating a four piece suite comprising: panelled bath shower, pedestal wash hand basin, low level WC, laminate flooring, part tiled walls, radiator and UPVC double glazed window to the front.

Separate WC

Fitted with a low level WC, laminate flooring, part tiled walls and UPVC double glazed window to front.

Second Floor Landing

Double glazed window to the side and doors to the study/store room, and two bedrooms.

Bedroom Two

19'6" x 10'3" (5.96m x 3.14m)

A carpeted double bedroom with radiator, pedestal wash hand basin with tiled splashback, built in storage cupboard and UPVC double glazed window to the side and rear.

Bedroom Three

9'10" x 9'6" (3.02m x 2.91m)

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

Study/Store

13'3" x 6'7" (4.04m x 2.03m)

A carpeted room with double glazed window to the rear.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: Shared side access

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: Stairs to the entrance door

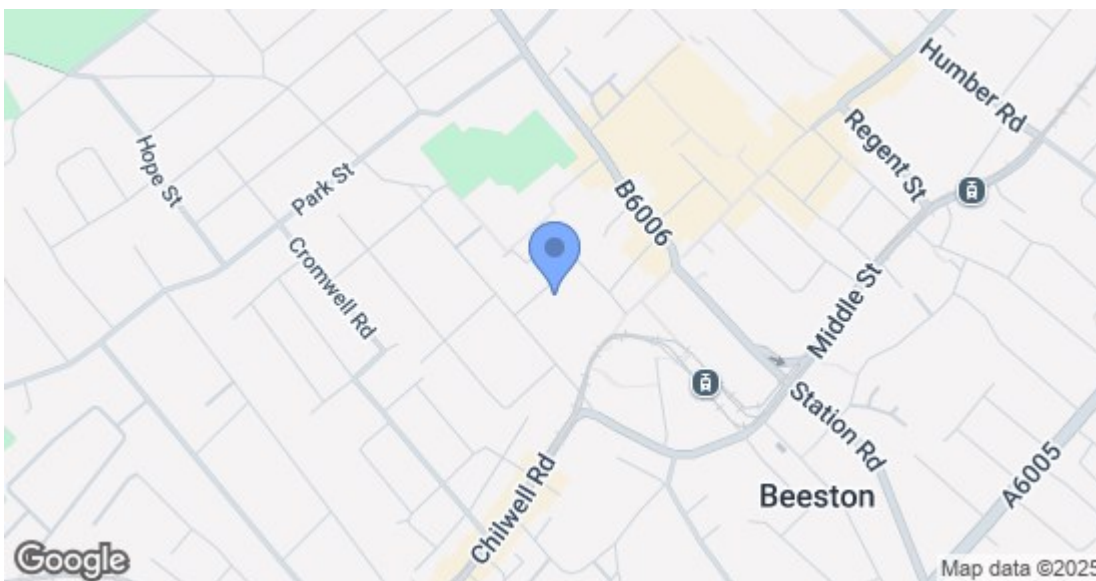
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



| 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 (CO₂) Rating | | | |
| 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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