



Maple Avenue,  
Beeston Rylands, Nottingham  
NG9 1PQ

**£295,000 Freehold**



An extended 1930's three-bedroom, semi-detached house.

Benefitting from an extended open plan kitchen diner to the rear, this generous and versatile house is offered to the market with chain free vacant possession and will appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, sitting room, lounge, WC, and kitchen diner to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property occupies a good-sized plot, with a drive to the front and side with the garage beyond, and to the rear there is an enclosed garden with decking, patio, and stocked beds and borders.

Occupying an established and sought-after residential location, within easy walking distance of local shops, Beeston Train Station, and Beeston canal which leads through to Attenborough Nature Reserve.



### Entrance Hall

Composite entrance door, radiator, meter cupboard, and stairs leading to the first floor landing.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, and UPVC double glazed window.

### Sitting Room

13'1" x 10'2" (3.99m x 3.10m )

UPVC double glazed bay window and radiator.

### Lounge

13'7" x 10'1" (4.16m x 3.08m )

Radiator and recess within the chimney breast.

### Kitchen Diner

17'10" x 15'3" decreasing to 5'3" (5.44m x 4.65m decreasing to 1.60m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing, two UPVC double glazed windows, wall mounted main combination boiler, tiled flooring, two radiators, UPVC double glazed patio doors to the rear garden.

### First Floor Landing

UPVC double glazed window, and doors leading into the bathroom and three bedrooms.

### Bedroom One

13'7" x 10'2" (4.15m x 3.10m )

UPVC double glazed window and radiator.

### Bedroom Two

10'11" x 9'1" (3.33m x 2.79m )

UPVC double glazed window and radiator.

### Bedroom Three

7'10" x 6'7" (2.41m x 2.03m )

UPVC double glazed window and radiator.

### Bathroom

10'0" x 5'4" (3.07m x 1.65m )

Fitted with a low level WC, pedestal wash hand basin,

bath, shower cubicle with mains controlled overhead shower and further shower handset, part tiled walls, tiled flooring, and UPVC double glazed window.

### Outside

To the front, the property has a drive, which continues along the side of the building to the garage beyond. To the rear the property has an enclosed garden, with decking, lawn, gravelled area, raised border, green house and a timber shed.

### Garage

25'11" x 8'7" (7.91m x 2.62m )

Up and over door to the front, pedestrian door to the side, and window to 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: Obtained where required.

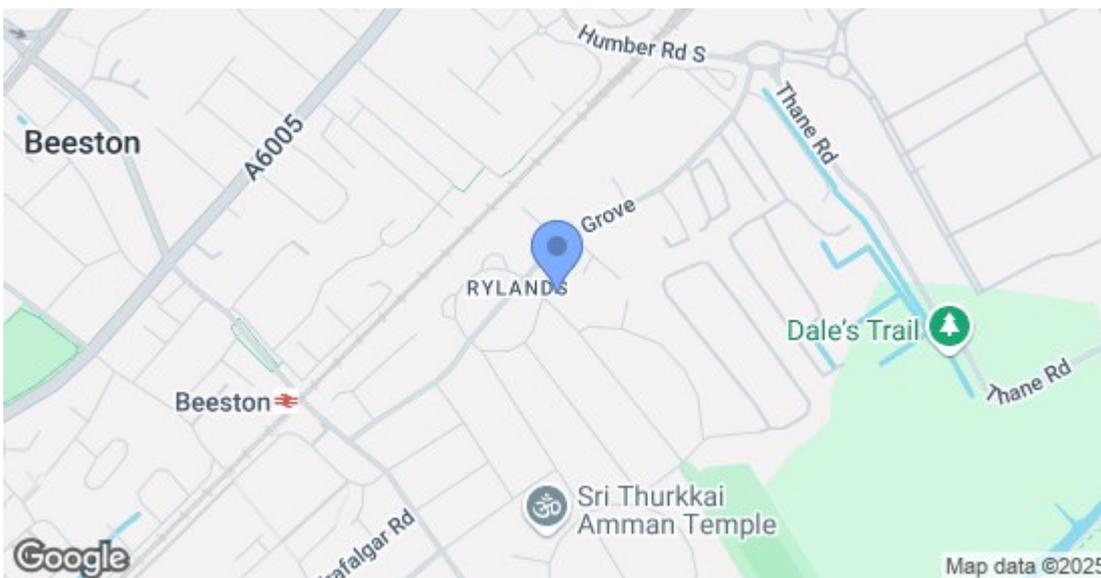
Accessibility/Adaptions: None

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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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