



Bye Pass Road,  
Beeston, Nottingham  
NG9 5HS

**£255,000 Freehold**





A bay fronted three-bedroom, semi-detached property.

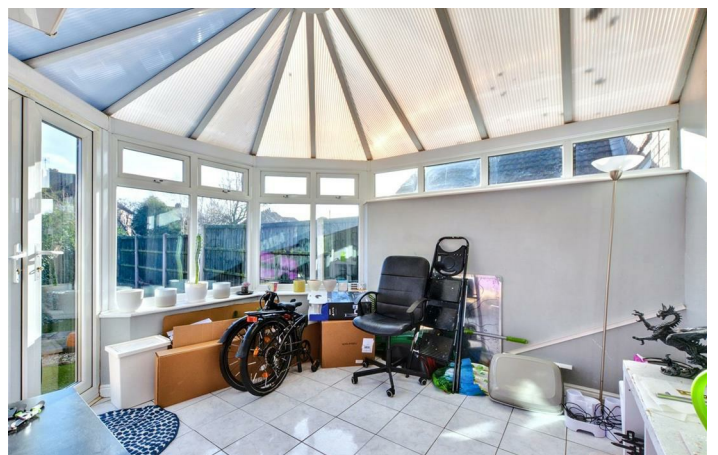
Situated in Chilwell, you are in a fantastic position for access to a wide range of local amenities including supermarkets, public houses, schools, healthcare facilities, transport links and Attenborough Nature Reserve.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, open plan lounge diner, kitchen, conservatory, and downstairs WC. Then rising to the first floor are three bedrooms and shower room.

Outside the property has a large driveway providing ample off-road parking, a EV charging point, and gated access to the rear garden, which is features a patio and artificial lawn.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door through to the entrance hall, with laminate flooring, radiator, stairs leading to the first floor landing, and door leading into the lounge diner.

### Lounge Diner

23'11" x 13'10" (7.30m x 4.23m )

A carpeted open plan reception room, with two radiators, media wall, UPVC double glazed bay window to the front aspect, and UPVC double glazed French doors to the conservatory.

### Kitchen

14'9" x 8'0" (4.50m x 2.45m )

Fitted with a range of wall, base and drawer units, work surfaces with tiled splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, plumbing for washing machine and dishwasher, further useful appliance space, wall mounted boiler, tiled flooring, and UPVC double glazed window to the rear aspect.

### Conservatory

11'11" x 9'5" (3.64m x 2.89m )

Brick and UPVC construction, tiled flooring, UPVC double glazed French doors leading to the rear garden.

### Downstairs WC

Fitted with low level WC, wash-hand basin with tiled splashback, radiator, and UPVC double glazed window to the side aspect.

### First Floor Landing

Stairs rising from the ground floor, carpet flooring, UPVC double glazed window to the side, and doors leading into the shower room and three bedrooms.

### Bedroom One

10'11" x 11'10" (3.34m x 3.61m )

UPVC double glazed window to the front aspect, carpet flooring, and radiator.

### Bedroom Two

10'10" x 9'11" (3.32m x 3.03m )

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

### Bedroom Three

8'9" x 6'1" (2.67m x 1.87m )

UPVC double glazed window to the front, carpet flooring, and radiator.

### Shower Room

Incorporating a three piece suite comprising: low level WC, wash-hand basin inset to vanity unit, fully tiled walk-in shower, with mains controlled shower over, wall mounted heated towels, extractor fan, and UPVC double glazed window to the rear aspect.

### 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

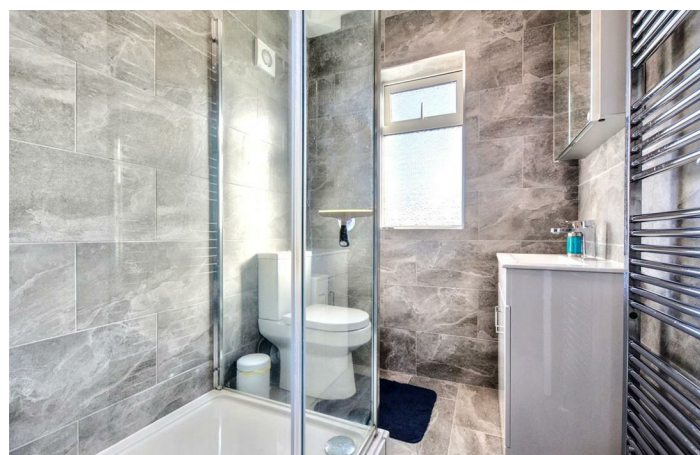
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

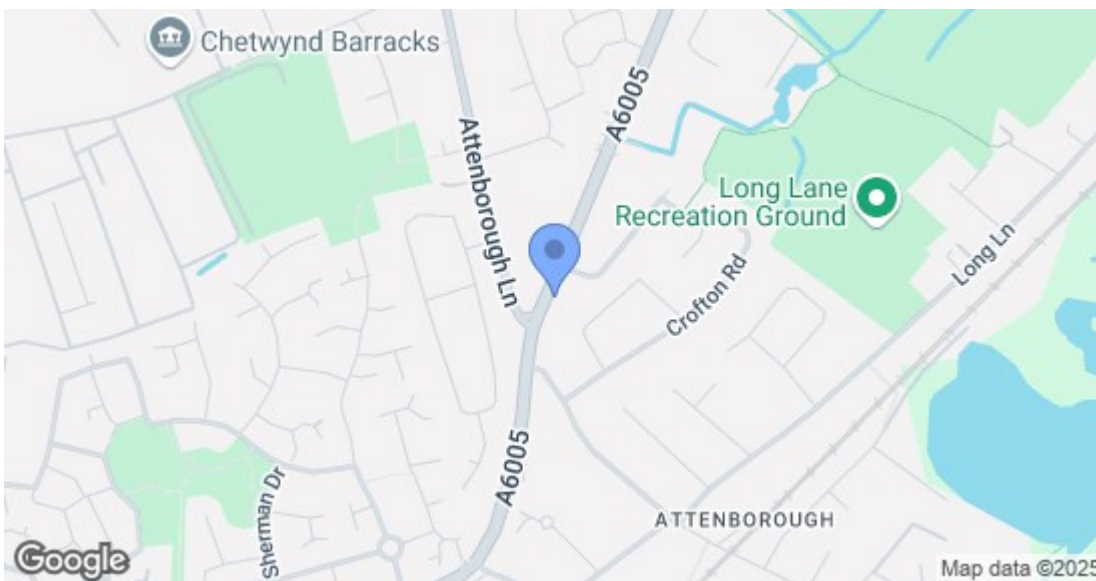
### Disclaimer:

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.





**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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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