

Robert Ellis

look no further...



Fletcher Road,
Beeston, Nottingham
NG9 2EL

£240,000 Freehold

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A three bedroom, semi-detached property with the benefit of no upward chain.

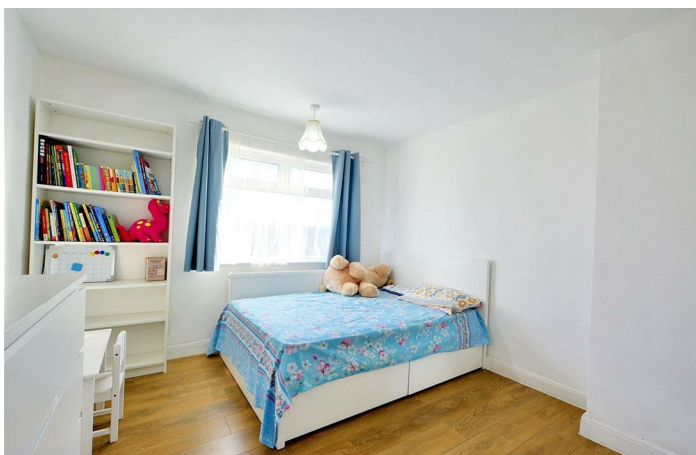
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This 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 space, living room, open plan kitchen diner and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a walled frontage with a block paved garden and footpath to the rear. The rear is paved making it low maintenance.

With the advantage of a newly fitted combination boiler and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance space.

Living Room

16'0" x 14'10" (4.90m x 4.54m)

A reception room, with laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

Kitchen Diner

18'2" x 8'11" (5.54m x 2.74m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset hob with extractor fan above and integrated electric oven. Other integrated appliances include fridge freezer, dishwasher, and washer dryer. UPVC double glazed window and French door to the rear garden.

Downstairs WC

Low flush WC and wash hand basin.

First Floor Landing

Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One

12'0" x 10'11" (3.66m x 3.34m)

Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Bedroom Two

12'3" x 10'8" (3.75m x 3.26m)

Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

9'0" x 7'1" (2.76m x 2.18m)

Single bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect and extractor fan.

Outside

To the front of the property is a block paved forecourt with walled frontage and footpath to the rear garden. This is paved with fenced boundaries keeping it low maintenance.

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

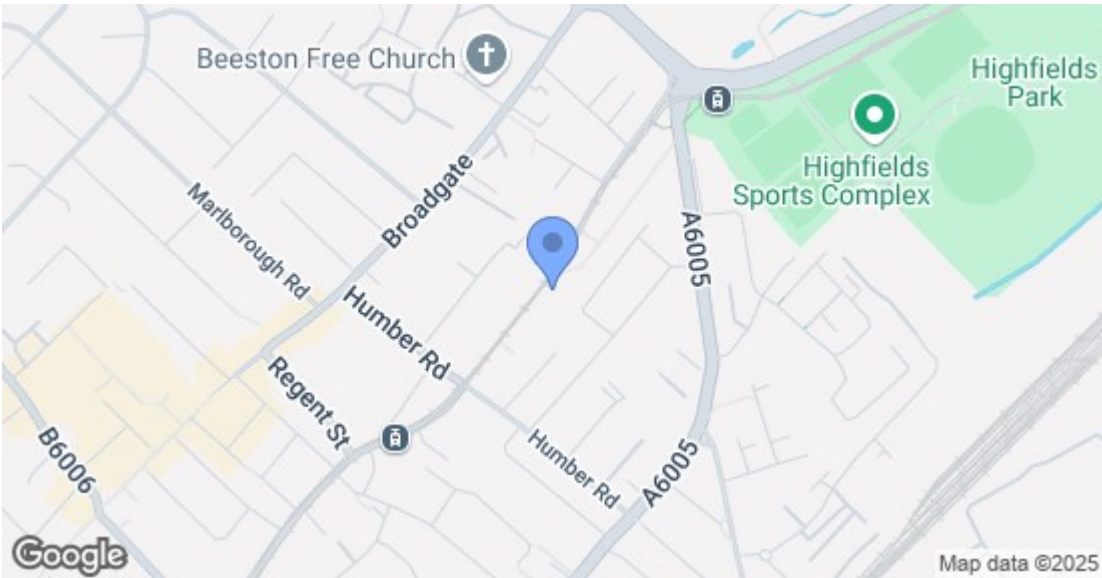
Accessibility/Adaptions: None

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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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