



Imperial Road,
Beeston, Nottingham
NG9 1FN

£450,000 Freehold



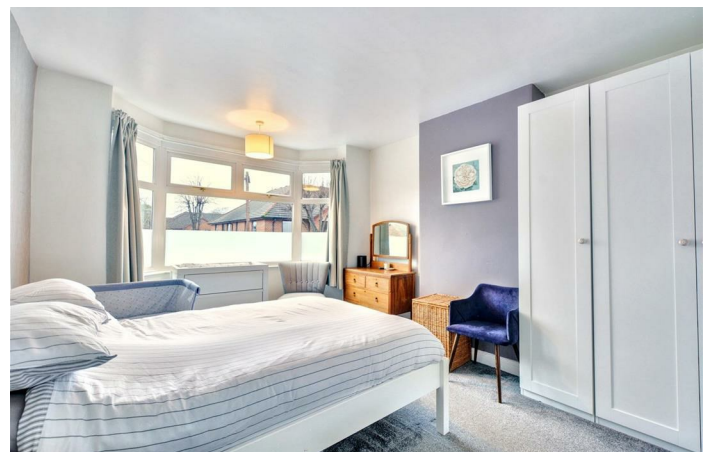
An extended and well-presented 1930's three bedroom semi-detached house.

Behind this attractive and traditional façade lies an appealing and versatile living space, with an impressive open plan kitchen diner and living area to the rear, and landscaped garden beyond.

In brief the internal accommodation comprises: entrance porch, entrance hall, sitting room, open plan kitchen and diner with utility off. Rising to the first floor are two double bedrooms, a further single bedroom, and family bathroom.

Outside the property has a wall boundary, low maintenance front garden, and to the rear there is enclosed an landscaped garden, with patio, lawn and shrubs.

Occupying a desirable location within a tree-lined avenue in Northwest Beeston, convenient for local shops, excellent transport links, and a wide variety of other facilities, this great property is well worthy of viewing.



Porch

A composite double glazed entrance door with flanking window, tiled flooring, and secondary entrance door leads to the hallway.

Entrance Hall

Radiator, stairs to first floor landing, and useful under stair cupboard.

Sitting Room

11'4" x 13'0" (3.47m x 3.98m)

UPVC double glazed bay window to the front, solid fuel burner mounted upon a slate-style hearth with rustic brick surround and inset timber mantle.

Kitchen

18'11" x 12'10" (5.78m x 3.92m)

A range of fitted wall and base units, work surfacing with tiled splashback, breakfast bar, single sink and drainer unit with mixer tap, plumbing for a washing machine, Range master cooker with gas hobs, electric ovens and air filter above, wall mounted Baxi boiler, tiled flooring, UPVC double glazed window, radiator and a solid fuel burner inset to the chimney breast with a rustic brick surround and timber mantle.

Utility Area

8'7" x 4'5" (2.62m x 1.37m)

Fitted work surfacing with tiled splashback, base units, plumbing for a dishwasher, further appliance space, tiled flooring, UPVC double glazed window and door to the rear garden.

Dining Area

15'4" x 8'7" (4.69m x 2.63m)

Feature roof lantern, UPVC double glazed patio doors leading to the rear garden.

First Floor Landing

With UPVC double glazed window to the side, and loft hatch with a retractable ladder leading to the boarded loft space.

Bedroom One

14'9" x 11'5" (4.50m x 3.49m)

UPVC double glazed window and radiator.

Bedroom Two

11'4" x 11'2" (3.46m x 3.41m)

UPVC double glazed window and radiator.

Bedroom Three

9'3" x 6'11" (2.84m x 2.12m)

UPVC double glazed window and radiator.

Bathroom

With a three piece suite comprising: low level WC, wash-hand inset to vanity unit, p-shaped bath with mains control shower over, part tiled walls, tiled flooring, UPVC double glazed window, and radiator.

Outside

To the front the property has a walled boundary with gravelled area, raised border and bin-store, gated side access leads to a covered area, a patio beyond with outside tap, a primarily lawned garden with stocked beds and borders, power points and a summer house with power.

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

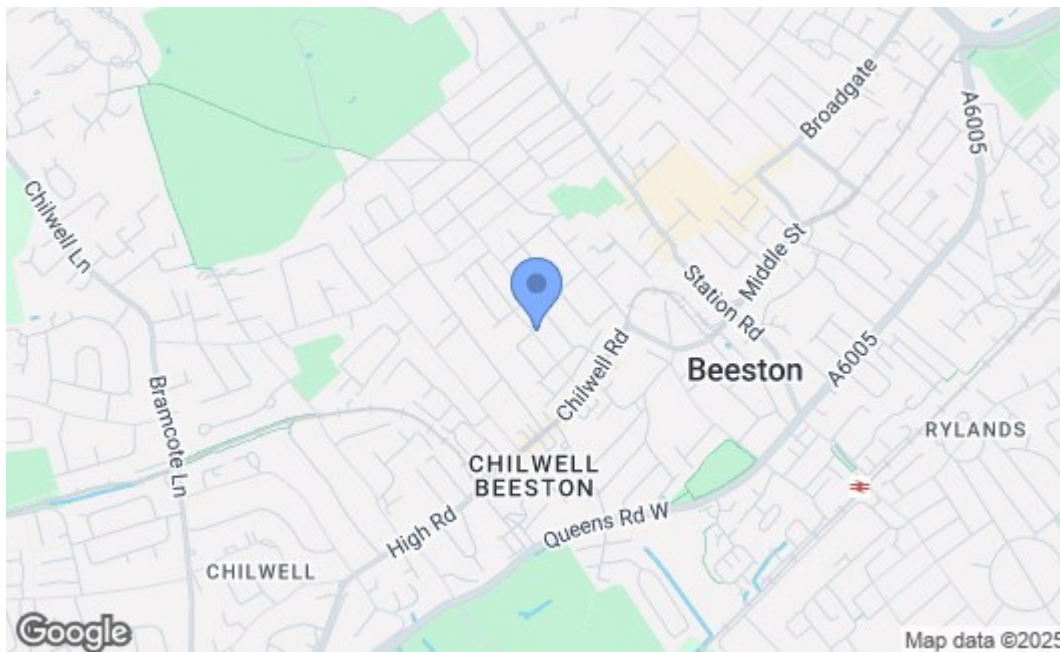
Disclaimer:

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.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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 (CO₂) 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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