



Albert Road,  
Beeston, Nottingham  
NG9 2GU

**£285,000 Freehold**



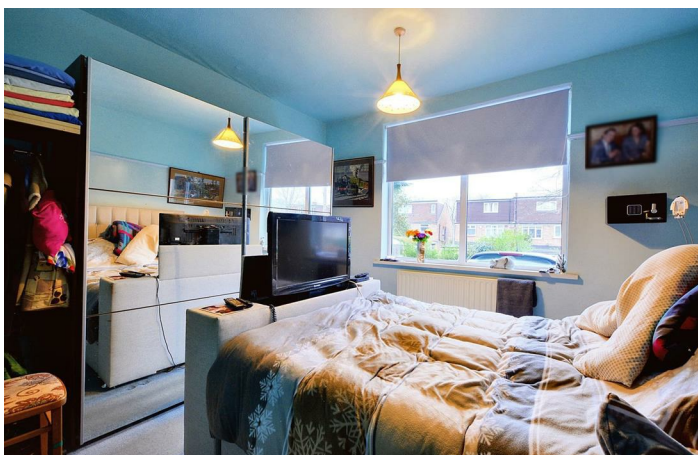
An attractive 1930's two-bedroom detached bungalow, with a conservatory to the rear.

Retaining much of its original character and charm, this individual property is tucked away in a sought-after residential location, yet is readily convenient for Beeston Town Centre and excellent transport routes such as the NET tram and a range of bus routes.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, kitchen, conservatory, two bedrooms and bathroom.

Outside, the property has a drive to the front, providing car standing with the garage beyond, and to the rear has a generous primarily lawned garden with patio.

Having been well-maintained and upgraded by the current vendors, yet still offering further potential, this great property is well worthy of viewing.



### Entrance Porch

UPVC double glazed entrance door, tiled flooring, and second colour leaded wooden door leading to the entrance hall.

### Entrance Hall

With parquet-style flooring, radiator, and loft hatch with retractable ladder to the boarded loft space.

### Sitting Room

11'11" x 11'10" plus bay window (3.64m x 3.63m plus bay window )  
UPVC double glazed bay window, radiator, and parquet-style flooring.

### Kitchen

11'10" x 10'5" maximum overall measurements (3.62m x 3.19m maximum overall measurements)  
With a range of fitted wall and base units, work surfacing with tiled splashback, breakfast bar, under-unit lighting, double sink with mixer tap, integrated dishwasher, plumbing for a washing machine, inset electric oven, inset electric hob with extractor above, UPVC double glazed window, radiator and UPVC double glazed door to the exterior.

### Conservatory

12'1" x 9'8" (3.70m x 2.97m )  
UPVC double glazed patio doors and window, and radiator.

### Bedroom One

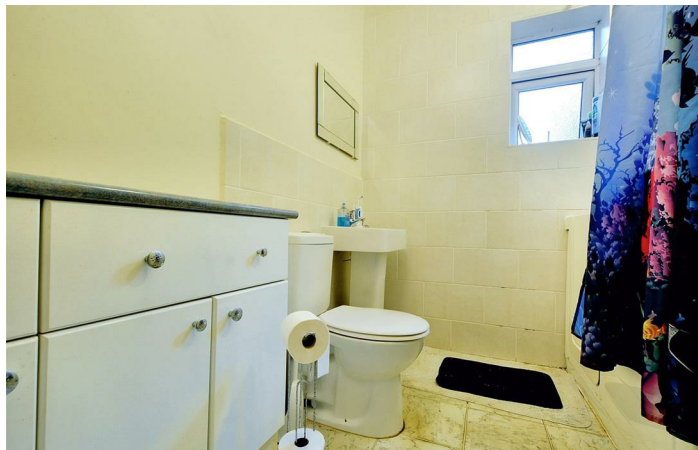
11'10" x 11'10" (3.61m x 3.62m )  
UPVC double glazed window and radiator.

### Bedroom Two

11'11" x 11'11" (3.65m x 3.64m )  
Two UPVC double glazed windows, radiator, and feature glazed blocks within the wall.

### Shower Room

With fitments in white comprising: low level WC, pedestal wash-hand basin, shower enclosure with shower off the taps, part tiled walls, wall mounted heated towel rail, UPVC double glazed window and extractor fan.



### Outside

To the front the property has a drive providing car standing with the garage beyond, paving and stocked borders, and gated access to the rear. To the rear the property has an enclosed garden with patio, outside tap, rockery border, and a primarily lawned garden with shrubs, green house, and a shed.

### Garage

15'2" x 7'6" (4.64m x 2.30m )  
Up and over door to the front, pedestrian door to the rear, light and power, and wall mounted Worcester boiler.

### Material Information:

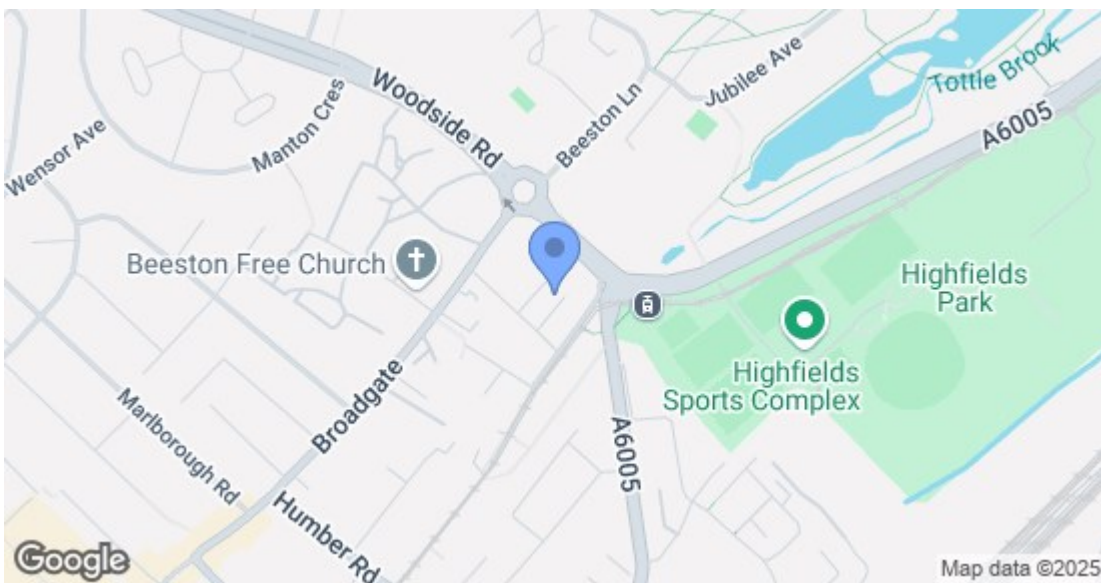
Freehold  
Property Construction: Brick  
Water Supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Solar Panels: No  
Building Safety: No Obvious Risk  
Restrictions: None  
Rights and Easements: None  
Planning Permissions/Building Regulations: None  
Accessibility/Adaptions: None  
Has the Property 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	
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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