



Beech Avenue,
Beeston Rylands, Nottingham
NG9 IQD

£290,000 Freehold

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A traditional, bay-fronted, three-bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre and Beeston Marina, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, kitchen dining room and lounge to the ground floor, with two good sized double bedrooms, a further single bedroom, bathroom and WC to the first floor.

Outside the property enjoys a generous plot, with a gravelled driveway, offering ample car standing to the front, a range of mature trees and shrubs, gated side access leads to the large rear garden, which includes two decking area, perfect for entertaining, lawn beyond, two useful storage sheds, green house, mature shrubs, stocked beds and fence boundaries.

Having been upgraded by the current vendors, this property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move into condition and a light and airy versatile living space, and truly must be viewed in order to be fully appreciated.



Entrance Hall

UPVC double glazed entrance door with flanking window, laminate flooring, radiator, stairs to the first floor, useful under stair storage space and door to the kitchen.

Kitchen

13'3" x 5'8" (4.04m x 1.73m)

With a range of wall, base and drawer units, work surfaces, single sink with mixer tap, integrated electric oven, inset five burner gas hob, space for a fridge freezer, tiled flooring and splashbacks, plumbing for washing machine and dishwasher, radiator, spotlights to ceiling, extractor fan, and UPVC double glazed window to the rear and door to the dining room.

Dining Room

10'2" x 8'1" (3.11m x 2.47m)

UPVC double glazed French doors to the rear, laminate flooring, radiator and French doors through to the lounge.

Lounge

16'0" x 10'3" (4.9m x 3.13m)

UPVC double glazed bay window to the front, wooden flooring, gas fire with Adam-style mantle and tiled surround, and radiator.

First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom, and three bedrooms.

Bedroom One

13'7" x 10'2" (4.16m x 3.11m)

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

Bedroom Two

11'0" x 9'4" (3.36m x 2.86m)

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

Bedroom Three

8'0" x 6'9" (2.46m x 2.07m)

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

Bathroom

Incorporating a three piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, tiled walls, laminate flooring, radiator, spotlights, extractor fan, UPVC double glazed window to the rear, wall mounted heated towel rail, and a built in cupboard housing the hot water cylinder.

Separate WC

Fitted with a low level WC, laminate flooring, radiator, and UPVC double glazed window to the side.

Outside

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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

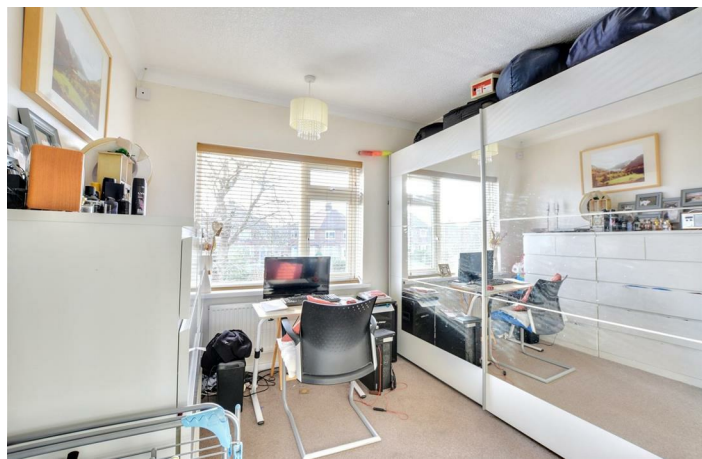
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

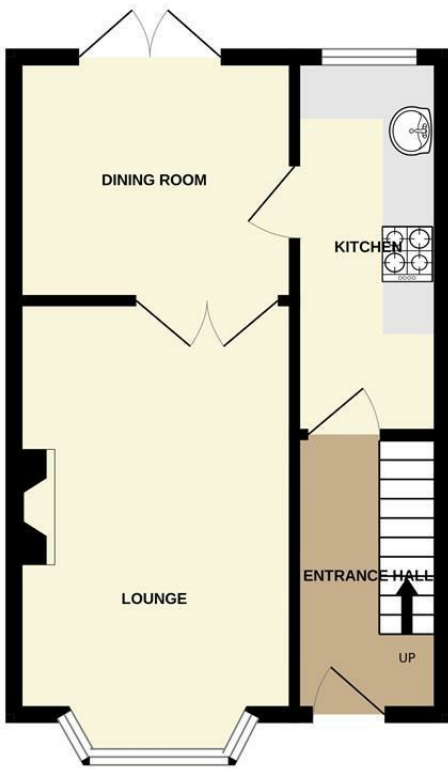
Has the Property Flooded?: No

Disclaimer:

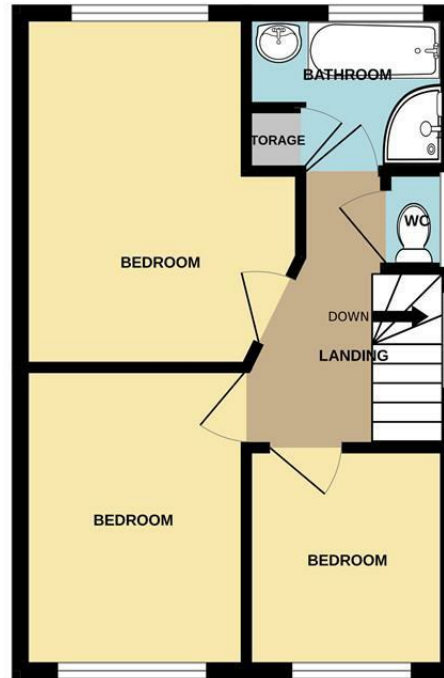
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



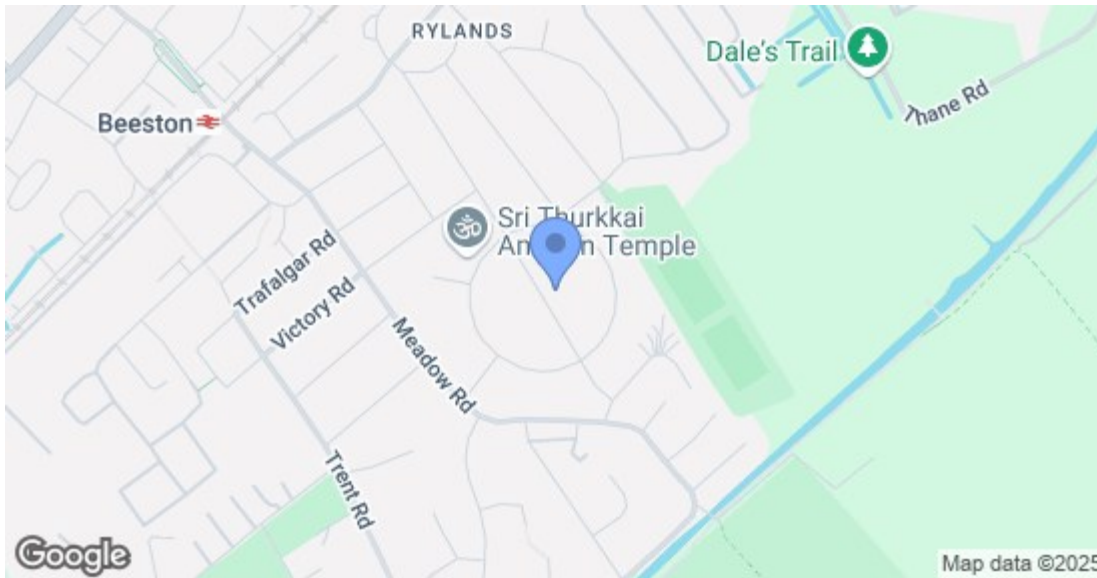
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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