

Robert Ellis

look no further...



Marconi Drive,
Beeston, Nottingham
NG9 1NX

£260,000 Freehold

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A modern two-bedroom, mid terrace property with the advantage of a conservatory on the rear.

Situated on a recently finished Barratt home development, you are within close proximity 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, kitchen, conservatory, and downstairs WC. Then rising to the first floor are two double bedroom and bathroom.

To the front of the property is a small garden space with footpath to the front door and two allocated parking spaces directly across from the house. The enclosed rear is then fully paved keeping it low maintenance for any buyer.

With the advantage of no upward chain, gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Hall

Composite door through to the entrance space with laminate flooring and radiator.

Lounge

12'9" x 11'10" (3.91m x 3.63m)

Reception room, with laminate flooring, radiator and UPVC double glazing to the front aspect.

Kitchen

12'9"x 8'3" (3.89m x 2.53m)

A range of wall and base units and work surfacing over with upstands, sink with drainer and mixer tap and inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washer dryer. Laminate flooring, wall mounted boiler and access to a useful storage cupboard.

Conservatory

9'9" x 8'6" (2.98m x 2.61m)

Laminate flooring, with UPVC double glazed French doors to the rear garden.

Downstairs WC

Low flush WC and wash hand basin with tiled splashback, radiator, and laminate flooring.

First Floor Landing

A carpeted landing with access to the loft hatch.

Bedroom One

12'11" x 7'7" (3.94m x 2.33m)

A double bedroom, with laminate flooring, radiator, fitted wardrobes with sliding doors and UPVC double glazed window to the rear aspect.

Bedroom Two

10'11" x 9'4" (3.35m x 2.85m)

A double bedroom, with laminate flooring, radiator, fitted wardrobes with sliding doors and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered

shower above and glass shower screen, part tiled walls, heated towel rail and extractor fan.

Outside

To the front of the property is a small garden space with footpath to the front door and two allocated parking spaces directly across from the house. The enclosed rear is then fully paved keeping it low maintenance for any buyer.

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

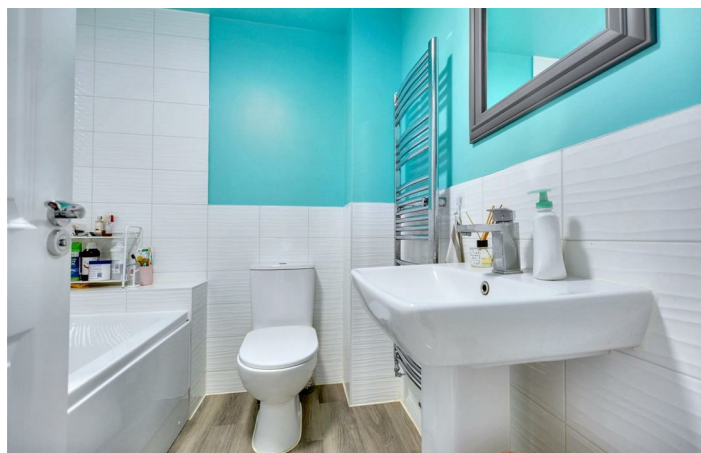
Accessibility/Adaptions: None

Has the Property Flooded?: No

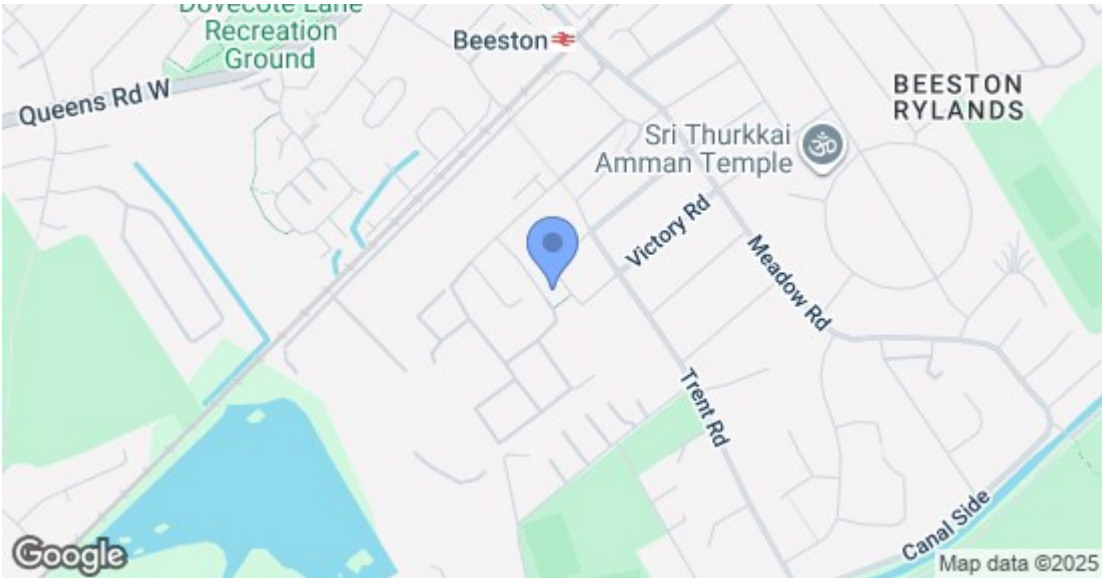
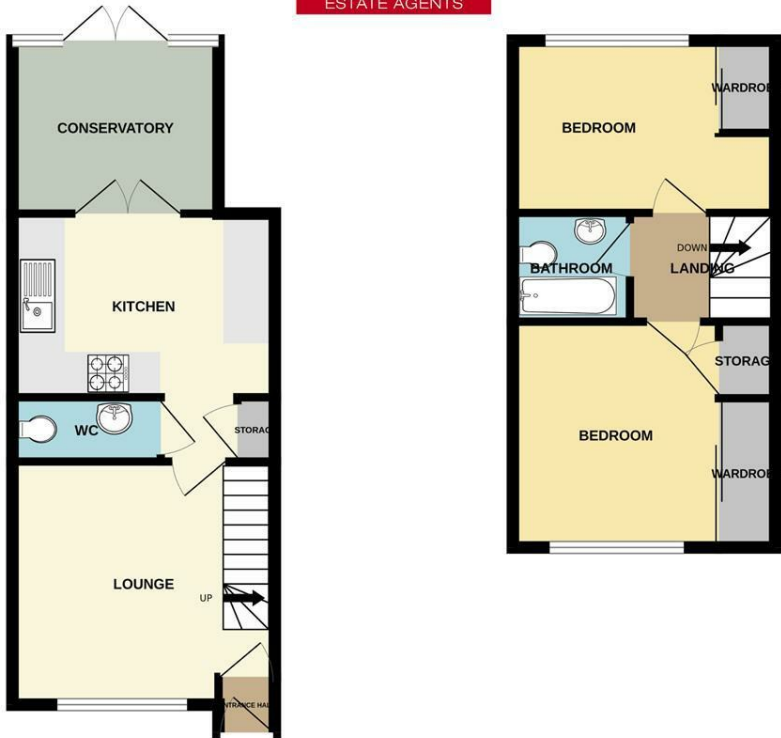
Ground Service Charge: £105 Per Annum

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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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		
England & Wales EU Directive 2002/91/EC		

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