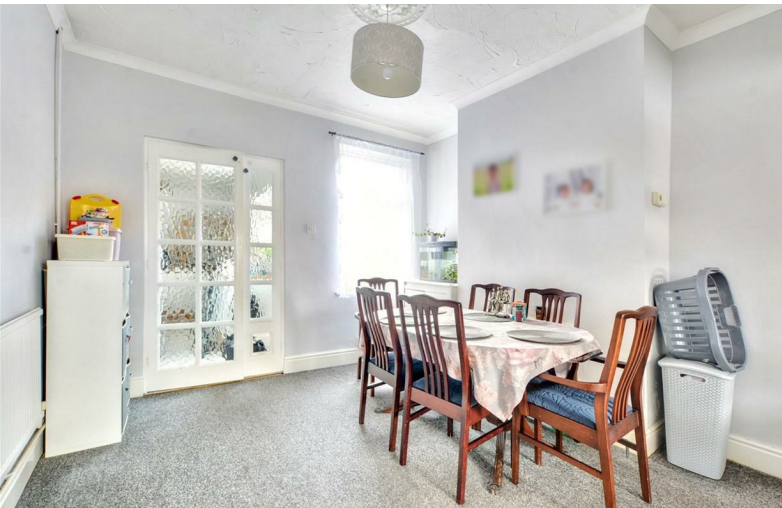


# Robert Ellis

*look no further...*



Nelson Road,  
Beeston Rylands, Nottingham  
NG9 1LF

**£220,000 Freehold**

0115 922 0888



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@robertellisea



A well-presented two-double bedroom end-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Boots Head Office and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, and investors.

In brief the internal accommodation comprises: entrance porch, open plan lounge diner, and kitchen to ground floor, with two good sized double bedrooms and a family bathroom to the first floor.

Outside to the front of the property, there is a low maintenance walled fore-court, and to the rear there is an enclosed courtyard with patio.

Offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout, this great property is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed entrance door to the side, UPVC double glazed window to the front, and secondary door leading to the lounge diner.

### Lounge Diner

24'7" x 11'0" (7.5m x 3.36m )

A carpeted reception room with UPVC double glazed window to the front and rear, electric fire, stairs to the first floor, and door to the kitchen.

### Kitchen

13'3" x 6'2" (4.05m x 1.88m )

Fitted with a range of base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a fridge freezer, cooker point, plumbing for a washing machine, laminate flooring, wall mounted combination boiler, and UPVC double glazed window and door to the side.

### First Floor Landing

With carpet flooring, radiator and doors leading into the bathroom and two bedrooms.

### Bedroom One

10'11" x 9'11" (3.35m x 3.04m )

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

### Bedroom Two

11'2" x 7'7" (3.42m x 2.33m )

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

### Bathroom

Incorporating a four-piece suite comprising: Panelled bath, wall mounted wash-hand basin inset to vanity unit, corner shower, wall mounted heated towel rail, low level WC, tiled flooring and splashback, extractor fan, and UPVC double glazed window to the rear.

### Outside

Outside to the front of the property, there is a low maintenance walled fore-court, and to the rear there is an enclosed courtyard with patio.

### 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

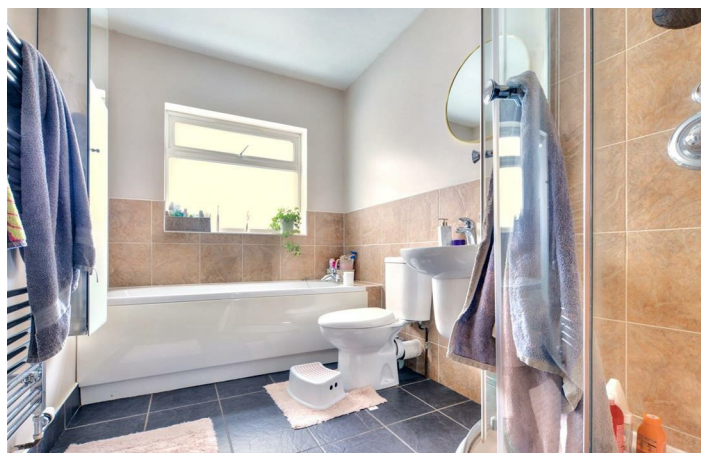
Planning Permissions/Building Regulations: None

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.

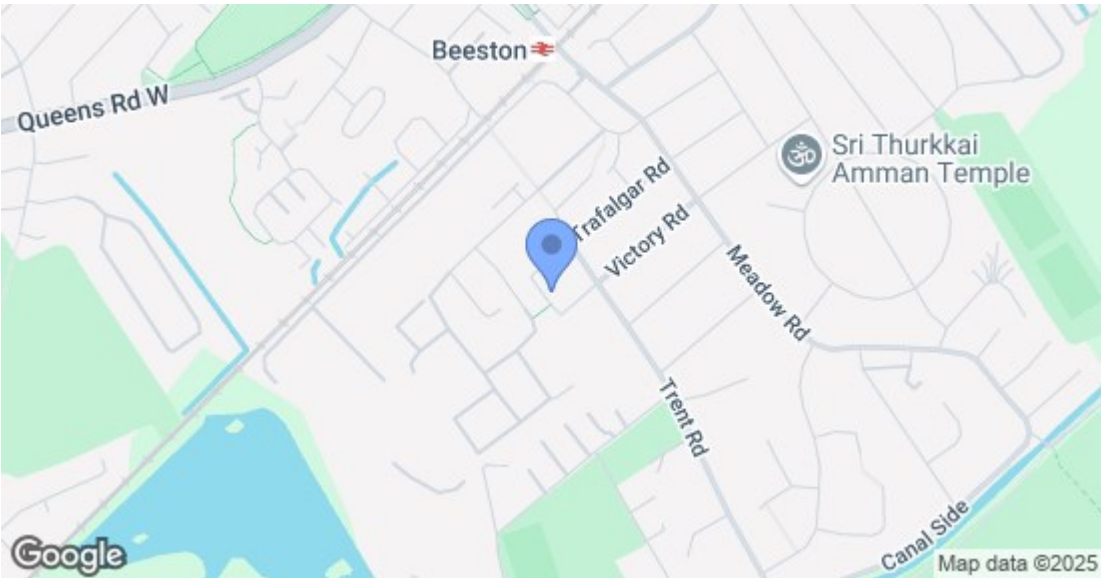


Robert Ellis  
ESTATE AGENTS



GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.7 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		55
(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 <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		
England & Wales EU Directive 2002/91/EC		

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