

# Robert Ellis

look no further...



Maple Avenue,  
Beeston, Nottingham  
NG9 1PQ

**£280,000 Freehold**

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A traditional three bedroom, semi-detached property with extended kitchen and off-street parking.

Situated in Beeston Rylands, you are a short distance from a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, Beeston marina 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 growing families.

In brief the internal accommodation comprises; An entrance hall, lounge, dining room and extended kitchen, and WC to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property has a paved driveway to the front and paving leading to the gated side access. The rear also benefits from a paved seating area, lawned space, shed and summer house with power points.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to an entrance hall with tiled flooring and radiator.

### Lounge

12'8" x 9'8" (3.87m x 2.96m )

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

14'1" x 10'1" (4.30m x 3.09m )

A carpeted reception room, with radiator and UPVC double glazed French doors to the rear garden.

### Kitchen

9'8" x 9'2" (2.96m x 2.80m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap. Space and fittings for freestanding appliances to include electric cooker, fridge freezer, washing machine and dryer. UPVC double glazed windows to both the front and rear aspect and UPVC double glazed door to the garden.

### Downstairs WC

Fitted with a low level WC, corner wall mounted wash-hand basin with tiled splashback, and UPVC double glazed window to the side.

### First Floor Landing

A carpeted landing and UPVC double glazed window to the side aspect.

### Bedroom One

13'6" x 10'1" (4.14m x 3.08m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'1" x 9'0" (3.39m x 2.75m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

7'11" x 6'8" (2.43m x 2.05m )

A single bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Three-piece suite incorporating low flush WC, wash hand basin and bath with electric power shower above, part tiled walls, radiator, access to the loft hatch and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a paved driveway providing ample off-street parking for one car standing and a paved footpath to the rear garden. The rear is primarily lawned with a paved seating area, shed and 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: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

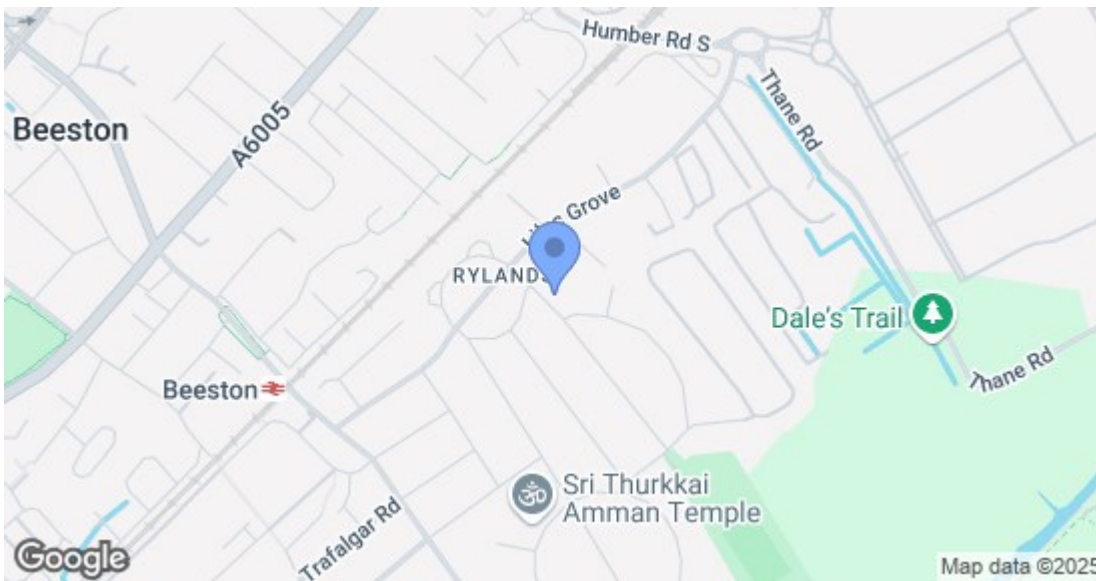
### Disclaimer:

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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