

Robert Ellis

look no further...



Broadgate Avenue,
Beeston, Nottingham
NG9 2HE

£340,000 Freehold

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A bay fronted three bedroom detached house with a garage.

Situated in this popular and convenient central Beeston location, readily accessible for a range of local shops and amenities including; schools, transport links, The University of Nottingham and Queens Medical Centre, this great property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals and families.

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

Outside to the front of the property you will find a low maintenance gravelled area surrounded by a stone wall and side access leading to the generous private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders and fence boundaries.

Offered to the market with the benefit of; double glazing and gas central heating throughout, a light and airy versatile, no upward chain and offering fantastic potential for the incoming purchaser to upgrade, extend and reconfigure (STTP) to their needs and requirements.



Porch

A composite entrance door with flanking windows and a secondary door leading to the entrance hall.

Entrance Hall

Stairs rising to the first floor, radiator, useful under stair storage cupboard and doors to the WC, kitchen, lounge and dining room.

Dining Room

12'6" x 11'5" (3.82m x 3.48m)

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

Lounge

12'5" x 11'11" (3.81m x 3.65m)

With radiator, gas fire, built in storage cupboards and double glazed sliding doors to the rear.

Kitchen

16'1" x 6'11" (4.92m x 2.11m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated Bosch hob, plumbing for a washing machine and dishwasher, space for a fridge, UPVC double glazed window to the side and rear, radiator and door to the side.

WC

Fitted with low level WC, corner wash hand basin with tiled splashbacks.

First Floor Landing

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

Bedroom One

12'1" x 12'0" (3.7m x 3.68m)

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

Bedroom Two

12'2" x 12'0" (3.73m x 3.66m)

A carpeted double bedroom with UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bedroom Three

7'1" x 6'11" (2.16m x 2.13m)

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

Shower Room

Comprising a corner shower, wash hand basin inset to vanity, UPVC double glazed window to the rear, electric heater and radiator.

Separate WC

Fitted with a low level WC and UPVC double glazed window to the side.

Outside

Outside to the front of the property you will find a low maintenance gravelled area surrounded by a stone wall and side access leading to the generous private and enclosed rear garden which includes a patio overlooking to the lawn beyond, a range of mature trees and shrubs, stocked beds and borders and fence boundaries.

Garage

Single garage with double doors to the front and 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

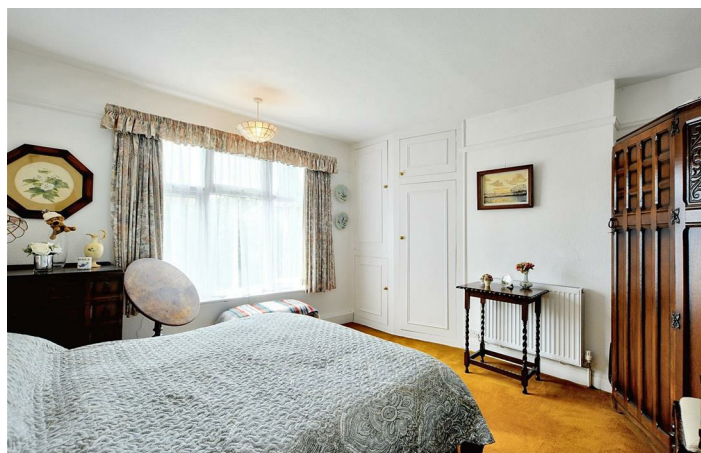
Rights and Easements: None

Planning Permissions/Building Regulations: None

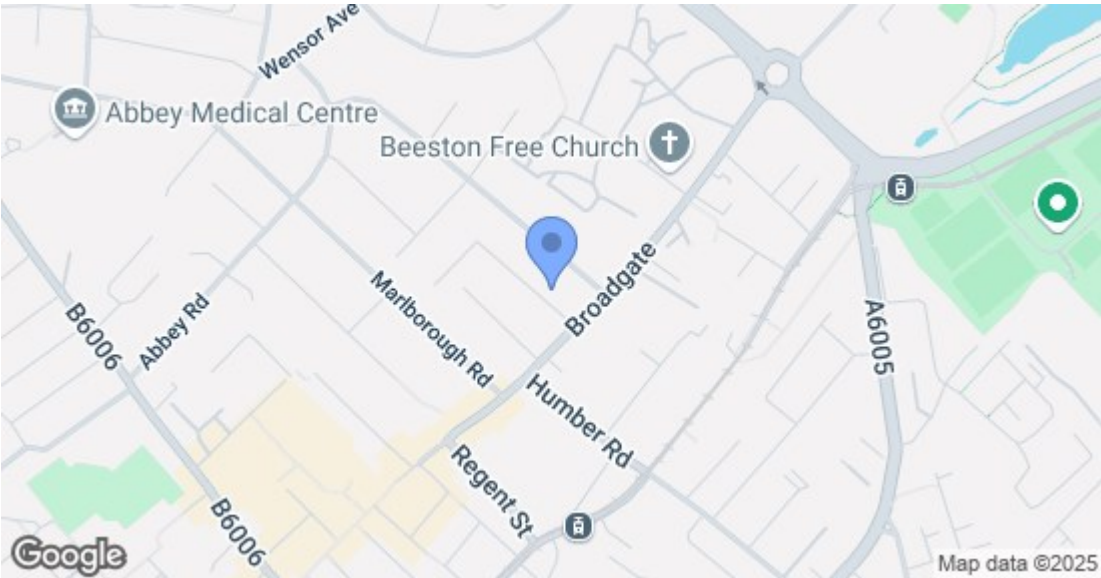
Has the Property Flooded?: No

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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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