

Robert Ellis

look no further...



Beeston Road,
Dunkirk, Nottingham
NG7 2JS

£215,000 Freehold

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A traditionally styled and constructed three-bedroom Victorian mid-terrace house.

Offering a deceptive interior with accommodation arranged over three floors, this well-presented house with three-double bedrooms and two shower rooms, would make an excellent investment, or home.

In brief the internal accommodation comprises: sitting room, kitchen diner, rear hallway, and shower to the ground floor, rising to the first floor are two double bedrooms, and rising to the second floor is a generous landing with storage space, shower room, and further double bedroom.

Outside the property has a low maintenance rear garden with a yard/patio area with outside tap and shed.

Available to the market with the benefit of chain free possession, and being ideally situated for easy access to The University of Nottingham, Queens Medical Centre, excellent transport links, and the centres of both Beeston and Nottingham, this well maintained house is well worthy of viewing.



Sitting Room

11'3" x 11'1" (3.45m x 3.40m)

Wooden panelled entrance door with fan light, UPVC double glazed window to the front with fitted wooden shutters, exposed varnished floorboards, and display recess within the chimney breast.

Kitchen Diner

11'3" decreasing to 5'5" x 12'3" increasing to 18' (3.44m decreasing to 1.66m x 3.74m increasing to 5.)

With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset electric hob with air filter above, and electric oven below, plumbing for a dishwasher, two UPVC double glazed windows, radiator, stairs to first floor landing, and recess within chimney breast.

Rear Hall

Double glazed door to the exterior, plumbing for a washing machine, work surfacing, wall mounted logic+ boiler.

Shower Room

Fitments in white comprising: WC, pedestal wash-hand basin, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel, extractor fan, UPVC double glazed window.

First Floor Landing

With stairs off to second floor landing.

Bedroom One

11'4" x 11'3" (3.47m x 3.44m)

UPVC double glazed window with wooden shutter and radiator.

Bedroom Two

12'4" x 11'4" (3.78m x 3.46m)

Double glazed window and radiator.

Second Floor Landing

With Velux window, useful recess storage area.

Shower Room

Fitted with a WC, pedestal wash-hand basin, shower cubicle with Triton shower over, fully tiled walls, wall mounted heated towel rail, and extractor fan.

Bedroom Three

11'4" x 11'3" (3.47m x 3.43m)

UPVC double glazed window with fitted wooden shutters, radiator.

Outside

To the rear the property has an enclosed yard area with outside tap, patio and shed.

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

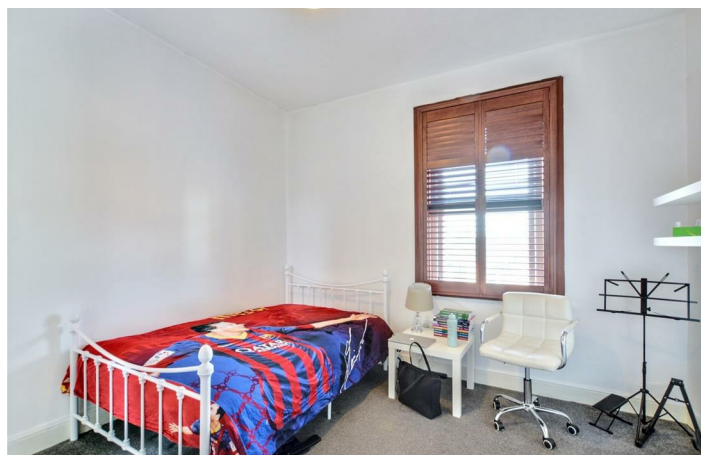
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

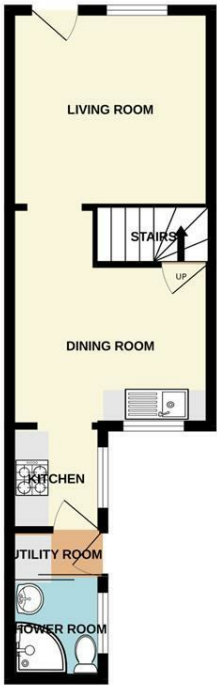
Disclaimer:

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.

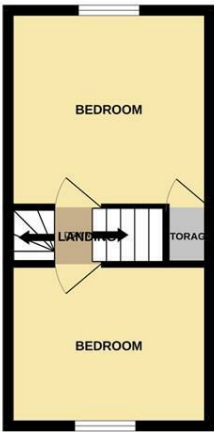




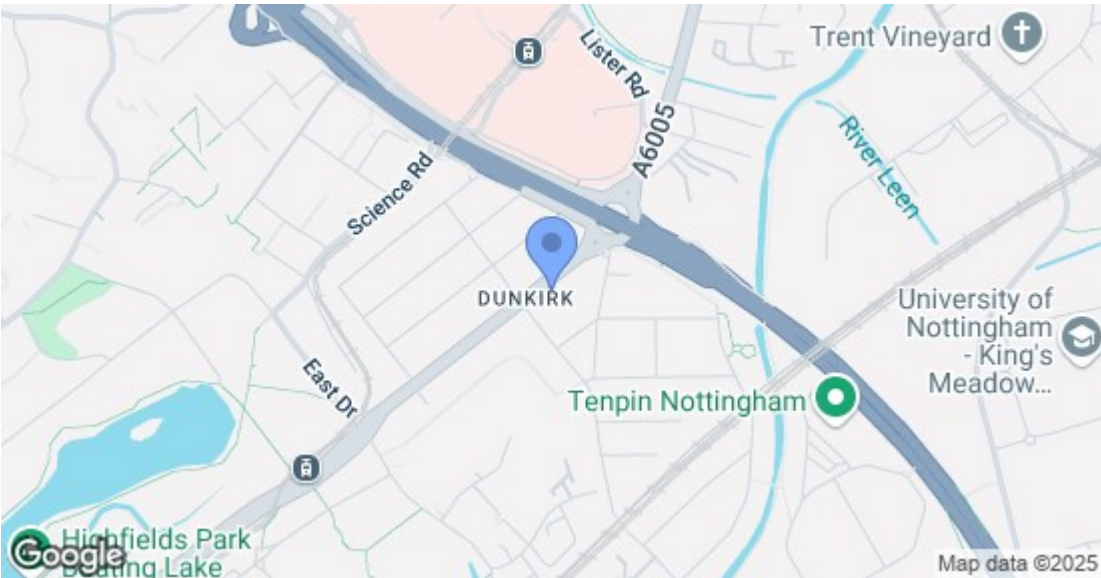
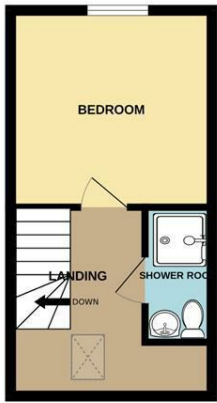
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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