

# Robert Ellis

*look no further...*



Varden Avenue,  
Beeston, Nottingham  
NG9 2SJ

**£260,000 Freehold**

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Situated just a short walk to Wollaton Park, you are positioned with a wealth of local amenities on your doorstep including Queens Medical Centre, 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; a welcoming entrance hall, living room, extended dining room, kitchen and utility room on the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway with ample parking for two cars standing and gated side access to the rear. This is primarily lawned with a paved seating area.

Offered to the market with gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.





### Entrance Hall

Entrance door through to a welcoming hallway with exposed and varnished floorboards and radiator.

### Lounge

12'7" x 11'0" (3.86m x 3.37m )

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

### Dining Room

14'9" x 10'11" (4.50m x 3.35m )

Reception room, with exposed and varnished floorboards, radiator, traditional fireplace and UPVC double glazed sliding door to the rear garden.

### Kitchen

12'11" x 5'5" (3.94m x 1.67m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the front aspect.

### Utility Room

8'2" x 5'2" (2.49m x 1.59m )

Base units with work surfacing over, space and fittings for freestanding appliances to include washing machine and second freezer and UPVC double glazed door out to the rear garden.

### First Floor Landing

A carpeted landing space, with a fitted storage cupboard and large UPVC double glazed window to the side aspect.

### Bedroom One

12'11" x 11'0" (3.96m x 3.37m )

Double bedroom with exposed and varnished floorboards, with radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

10'8" x 8'1" (3.27m x 2.48m )

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

### Bedroom Three

6'8" x 5'7" (2.05m x 1.72m )

Single bedroom, with carpeted flooring and UPVC double glazed window to the front aspect. Access to the loft hatch.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower and glass shower screen, part tiled walls, heated towel rail and two UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a block paved driveway with ample off street parking for two cars standing and mature shrubs with gated access to the rear garden. This is primarily lawned with a raised paved seating area, mature shrubs and greenery.

### 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

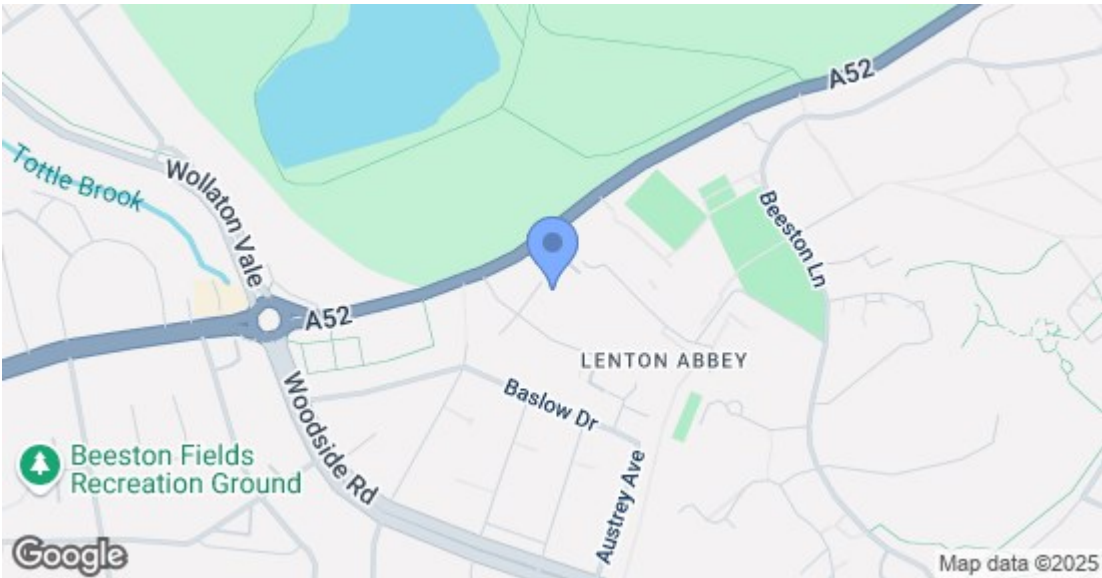
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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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