

Robert Ellis

look no further...



Mottram Road,
Beeston, Nottingham
NG9 4FW

£245,000 Freehold

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A well-presented two bedroom semi-detached house with a stylish and modern interior.

Available to the market with the benefit of chain free vacant possession, this ready to move into property will appeal to a variety of potential purchaser, but is considered ideal for a first time buyer.

In brief the internal accommodation comprises of an entrance hall, sitting room, open plan kitchen diner, utility and WC to the ground floor. Rising to the first floor are two good size bedrooms and a modern bathroom.

Outside the property has a drive to the front and to the rear has an enclosed, primarily lawned garden with patio.

Occupying an established and sought after residential location within easy walking distance of excellent transport links including the NET tram, schools, shops, parks and a wide range of other facilities.



A composite double glazed entrance door leads to:

Hallway

With tiled flooring, radiator, stairs off to the first floor landing.

Sitting Room

15'7" x 9'8" approx (4.77m x 2.95m approx)

UPVC double glazed window and radiator.

Kitchen Diner

10'9" x 10'0" plus door recess (3.30m x 3.06m plus door recess)

With modern fitted wall and base units, work surfaces with tiled splashbacks, inset electric hob with extractor above and electric oven below, single sink and drainer with mixer tap, plumbing for a dishwasher, a drinks fridge, UPVC double glazed window, tiled flooring, radiator and UPVC double glazed door to the exterior.

Utility

5'4" x 4'3" approx (1.64m x 1.31m approx)

Work surfaces, plumbing for a washing machine and tiled flooring.

W.C.

With w.c., wash hand basin inset to vanity unit, radiator, UPVC double glazed window.

First Floor Landing

UPVC double glazed window, radiator and loft hatch with retractable ladder to the loft space.

Bedroom One

12'4" x 10'7" approx (3.77m x 3.24m approx)

UPVC double glazed window, radiator and recessed wardrobe.

Bedroom Two

12'4" x 7'7" approx (3.76m x 2.33m approx)

UPVC double glazed window and radiator.

Bathroom

9'0" x 7'9" approx (2.76m x 2.37m approx)

W.C. and wash hand basin inset to vanity unit, shower cubicle with mains overhead shower and further shower

handset, bath, part tiled walls, tiled flooring, extractor fan, radiator, UPVC double glazed window and cupboard housing the Baxi boiler.

Outside

To the front the property has a drive with a hedged boundary and gated access leading to the rear of the property.

To the rear the property has a primarily lawned garden with patio, outside tap and power point, gravelled area, shrubs and trees.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

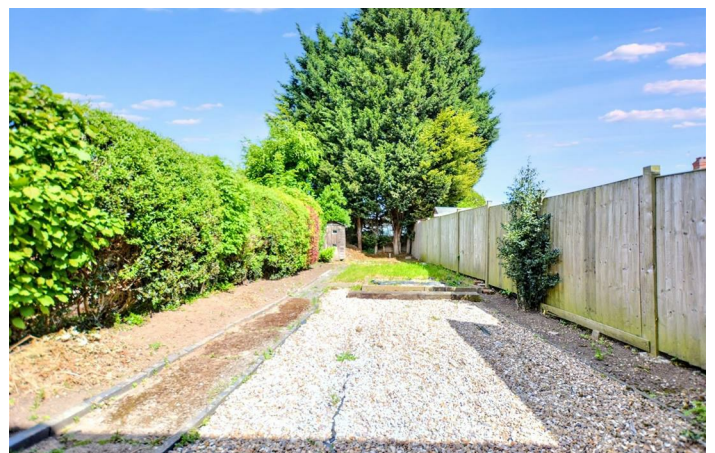
Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

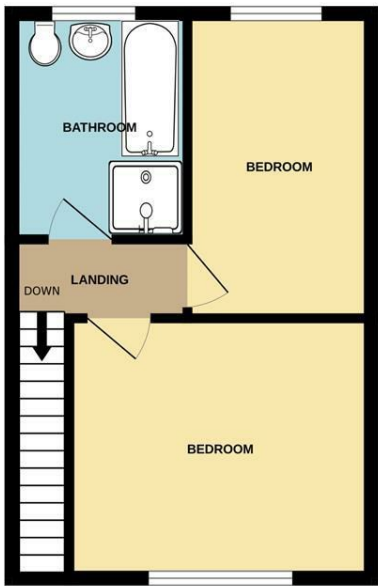
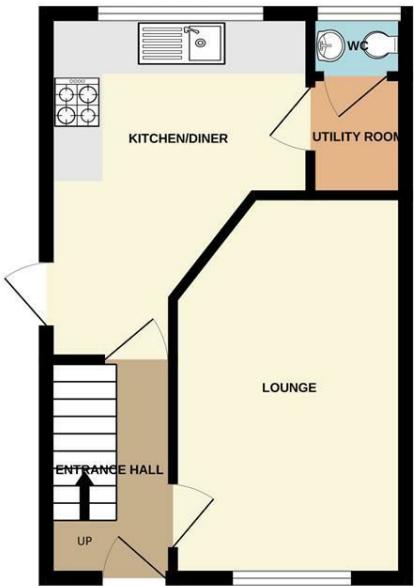
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



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		
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		
England & Wales EU Directive 2002/91/EC		

These details 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.