



Ashfield Avenue,
Beeston, Nottingham
NG9 1PY

£295,000 Freehold



Positioned in Beeston Rylands you are within close proximity to a wide range of local amenities including 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 growing families.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, extended kitchen and garden room to the ground floor. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved garden with ample off-street parking for one car standing. The enclosed rear is primarily lawned with fenced boundaries.

This delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to the entrance porch with tiled flooring.

Entrance Hall

Secondary door through to a carpeted entrance hall with radiator.

Lounge

27'0" x 10'3" (8.23m x 3.13m)

Secondary door through to a carpeted entrance hall with radiator.

Garden Room

A carpeted room, with radiator and UPVC double glazed windows to the rear aspect with UPVC double glazed door to the side passage.

Downstairs Shower Room

A three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, radiator and UPVC double glazed windows to the rear aspect.

Kitchen

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 appliances to include fridge freezer, washing machine and dishwasher.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One

13'8" x 10'2" (4.18m x 3.12m)

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

Bedroom Two

10'11" x 9'3" (3.35m x 2.82m)

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

Bedroom Three

7'9" x 6'6" (2.37m x 1.99m)

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

Bathroom

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

Outside

The front is a paved garden, keeping it low maintenance with ample off-street parking for one car standing and gated side access. The enclosed rear is primarily lawned with fenced boundaries.

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

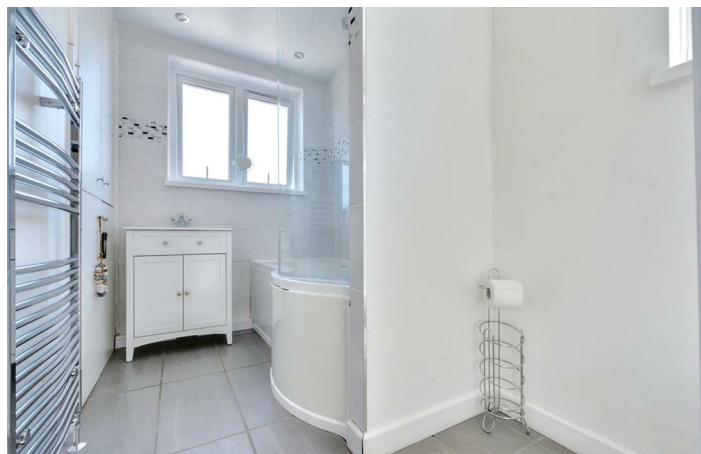
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

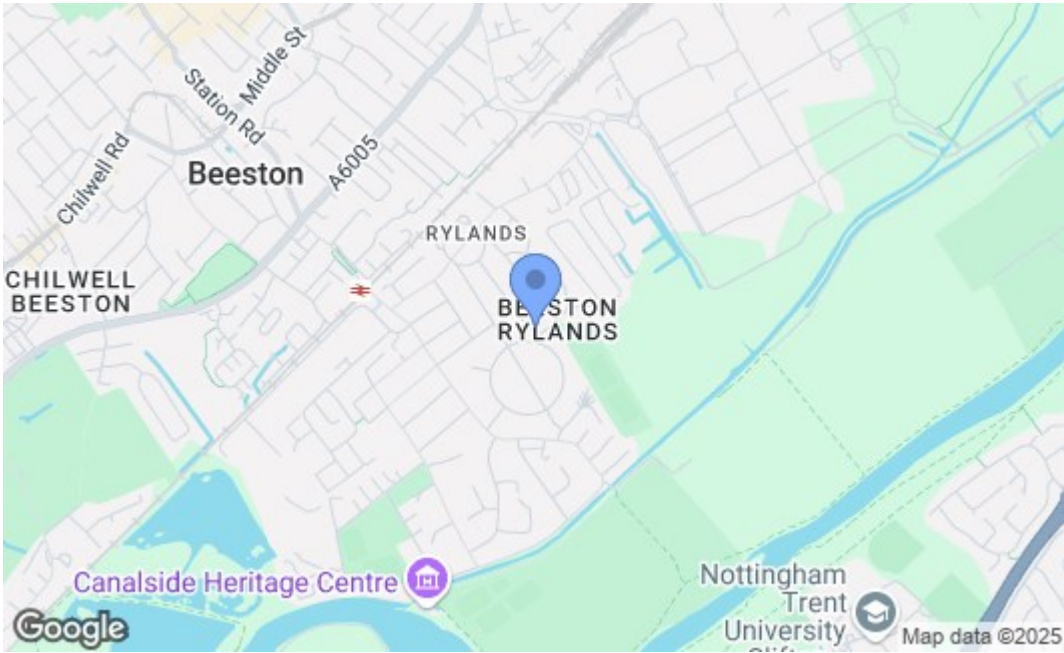
Has the Property Flooded?: No

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 | | |
| 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 | | |

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