

# Robert Ellis

*look no further...*



Trent Road,  
Beeston, Nottingham  
NG9 1LQ

**£175,000 Freehold**

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Situated in the popular area of Beeston, Nottingham, this delightful end-terrace house on Trent Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, typically offers ample space for culinary pursuits, making it a wonderful area for preparing meals and enjoying family time.

The end-terrace design not only provides additional privacy but also allows for a small outdoor space, perfect for enjoying the fresh air or tending to a garden. The location on Trent Road is particularly advantageous, with easy access to local amenities, schools, and transport links, making it a convenient choice for those commuting or seeking to explore the vibrant community of Beeston.

This property presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with a strong sense of community. With its appealing features and prime location, this end-terrace house is certainly worth considering for your next home.





### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, and door to the lounge.

### Lounge

12'3" x 12'0" (3.75m x 3.66m )

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

### Kitchen

9'4" x 9'2" (2.85m x 2.81m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit, tiled splashbacks, space for a cooker, radiator, UPVC double glazed window to the rear, door to the bathroom, and door to the utility room.

### Utility

10'11" x 7'4" (3.33m x 2.25m )

Tiled flooring, space for freestanding appliances to include: washing machine, tumble dryer, fridge and freezer, windows to both sides, and window and door to the rear.

### Bathroom

Incorporating a three piece suite comprising bath with electric shower over, pedestal wash-hand basin, W/C, tiled splashbacks, built in cupboard housing the main combination boiler, radiator, and UPVC double glazed window to the rear.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors to the two bedrooms.

### Bedroom One

12'3" x 11'10" (3.75m x 3.61m )

A carpeted double bedroom with built in wardrobes and drawers, UPVC double glazed window to the front, and a radiator.

### Bedroom Two

15'3" x 9'2" (4.65m x 2.81m )

A carpeted double bedroom with two UPVC double glazed windows to the rear, built in wardrobes and drawers, and two radiators.

### Outside

To the front of the property, you will find a mature garden with a range of trees and shrubs, and gated access to the rear, where you find a generous, low maintenance garden, which is primarily paved, with a range of mature shrubs, and a summer house/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

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.



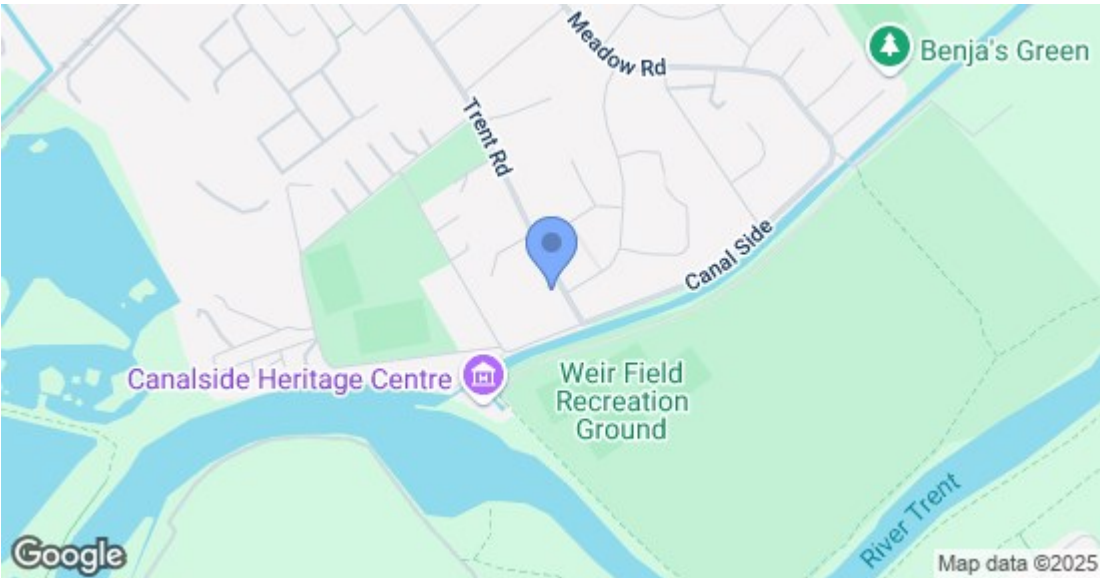
GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		57
(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		
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