

# Robert Ellis

*look no further...*



Station Road,  
Beeston, Nottingham  
NG9 2AZ

**£270,000 Freehold**

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An extended three-bedroom, semi-detached property with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase, this could include growing families, young professionals or anyone looking to relocate to the vibrant town of Beeston.

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

Outside the property to the front is a fenced frontage with gated side access to the rear. The rear garden is primarily gravelled with a decked seating area covered with a pergola and an outside WC.

Having been rented out in more recent years the property benefits from a boiler fitted within the last two years, an up-to-date EICR report, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

A composite door through to a carpeted entrance hall with radiator

### Lounge

14'0" x 12'2" (4.27m x 3.71m)

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

### Dining Room

12'10" x 12'2" (3.92m x 3.71m )

UPVC double glazed windows to both the rear and side, laminate flooring and radiator.

### Kitchen

22'2" x 8'6" (6.77m x 2.61m )

A range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap and drainer. Space and fittings for freestanding gas cooker, fridge freezer, dryer, washing machine and dishwasher. Radiator, three UPVC double glazed windows to the side aspect and UPVC double glazed door to the rear garden.

### First Floor Landing

A carpeted landing with radiator.

### Bedroom One

15'11" x 11'3" (4.87m x 3.45m )

A double bedroom, with laminate flooring, radiator and two UPVC double glazed windows to the front aspect.

### Bedroom Two

13'0" x 9'8" (3.97m x 2.97m )

A double bedroom, with laminate flooring, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'9" x 8'2" (2.68m x 2.49m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings and glass shower screen, fully tiled walls, and UPVC double glazed window to the side aspect.

### Outside

To the front of the front are some mature shrubs with a fenced frontage and footpath to the gated side access to the rear. This is primarily gravelled, with a decked seating area, pergola, mature shrubs and trees.

### Outside WC

Low flush WC and wash hand basin.

### 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.

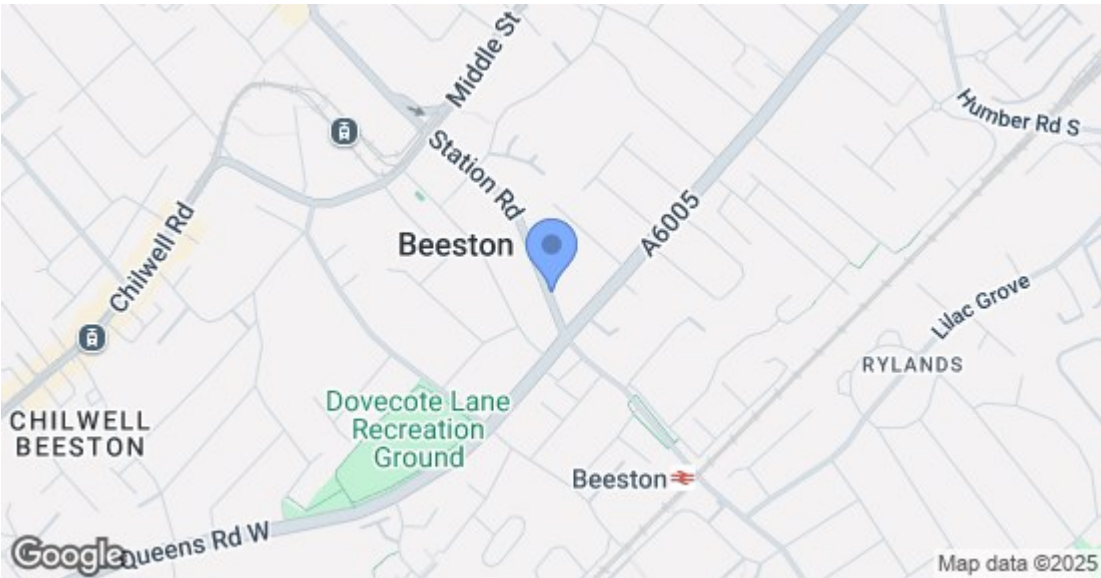




167 STATION ROAD, BEESTON

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.

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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 <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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