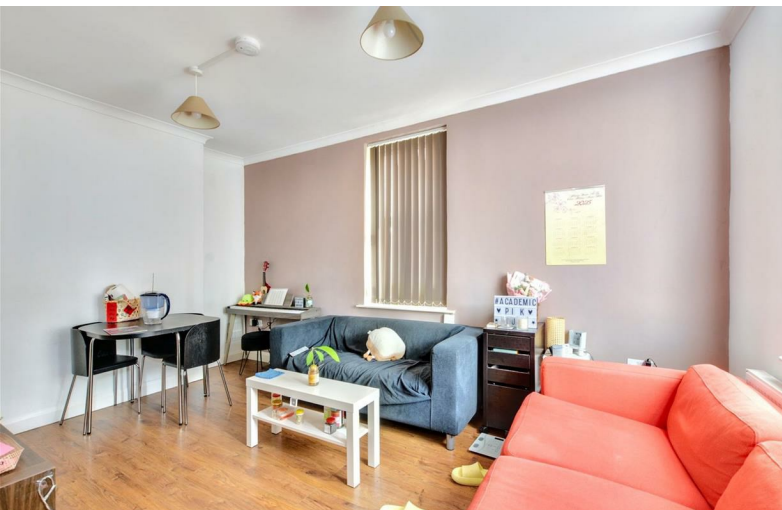


# Robert Ellis

*look no further...*



City Road,  
Beeston, Nottingham  
NG9 2LQ

**£250,000 Freehold**

0115 922 0888



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A double fronted, three bedroom, semi detached property with the option for four lettable rooms in a prime location.

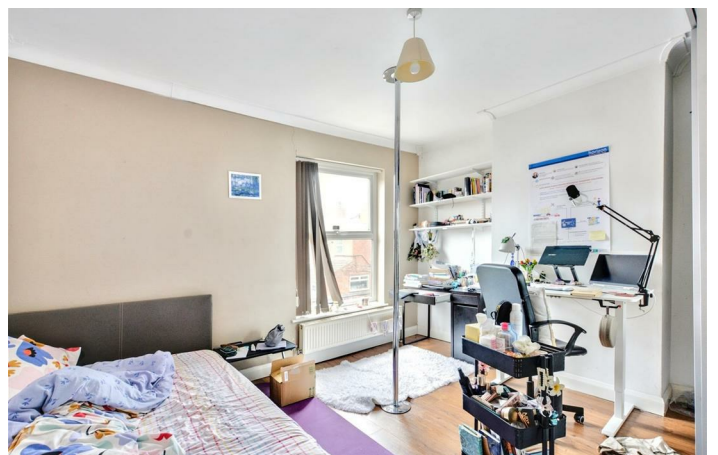
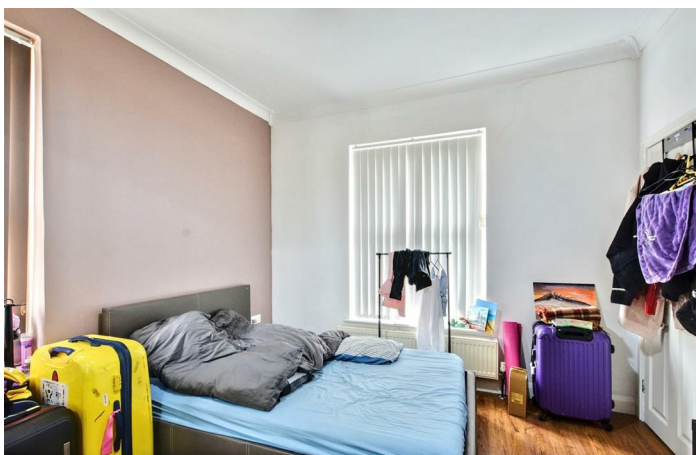
Within walking distance of Beeston High Street, you are ideally placed for access to a wide range of local amenities including shops, restaurants, schools, healthcare facilities and transport links, with both the QMC and Nottingham University being on the tram routes.

This great property would be considered an ideal opportunity for a wide range 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; an entrance hall, living room, dining room (currently used as bedroom three) and downstairs WC. Then rising to the first floor are three double bedrooms, bathroom and shower room.

Outside the property to the front is a paved courtyard with walled frontage and gated access to the rear. This has a lawned space with a paved seating area and shed.

Having been a let for a number of years, the 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 Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Living Room

Reception room, with laminate flooring, radiator and UPVC double glazed window to the front and side aspect.

### Dining Room/ Bedroom Three

Reception room, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Kitchen

A range of wall and base units with work surfacing over, 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 and washing machine. UPVC double glazed window and door to the rear garden.

### First Floor Landing

Laminate flooring with UPVC double glazed window to the rear aspect.

### Bedroom One

Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front and side aspect.

### Bedroom Two

Double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in power shower, part tiled walls and heated towel rail.

### Shower Rooms

Walk in electric power shower, part tiled walls, and heated towel rail.

### Outside

To the front is a paved garden with walled frontage and footpath to the gated rear garden. This is primarily lawned with a paved seating area and 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

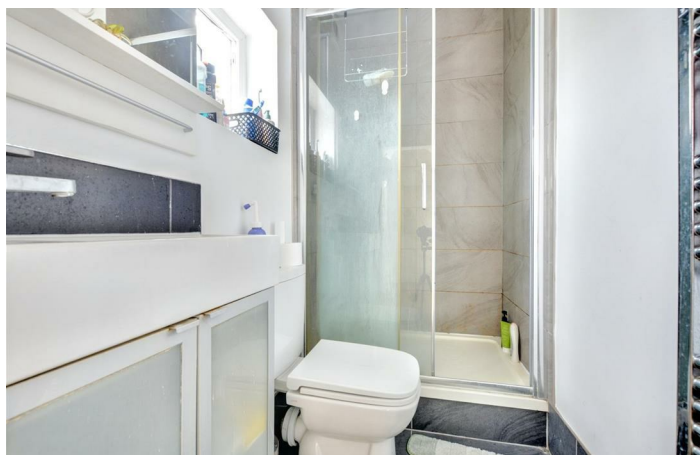
Accessibility/Adaptions: None

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.





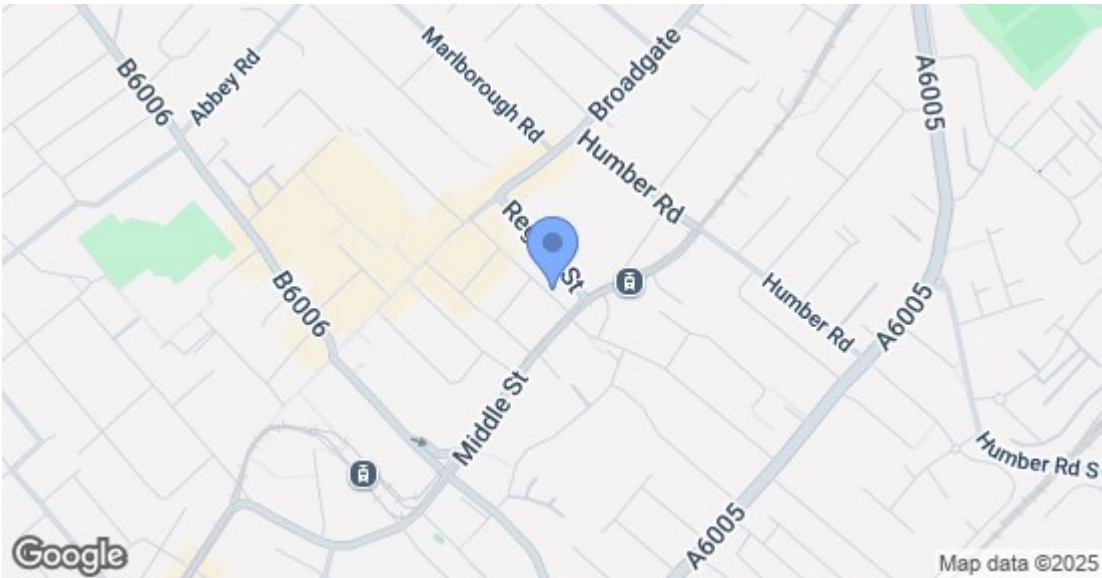
GROUND FLOOR



1ST FLOOR



Whilst 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		
(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		
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