

# Robert Ellis

*look no further...*



Walleth Avenue,  
Beeston, Nottingham  
NG9 2QR

**£265,000 Freehold**

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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 great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals and families.

In brief the internal accommodation comprises, An entrance hall, open plan living dining room, kitchen and downstairs bathroom. Then rising to the first floor are three bedrooms and one bedroom with en-suite.

Outside the property to the front is a block paved driveway with ample off-street parking and gated access to the rear. This is primarily lawned with a paved seating area and trees.

Having been let out in recent years, 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 Hall

UPVC double glazed door to the carpeted entrance hall with radiator.

### Living Room

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

A carpeted reception room, with radiator, UPVC double window to the front aspect and UPVC double glazed French doors to the rear garden.

### Kitchen

11'11" x 7'10" (3.65 x 2.40)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer, wall mounted boiler and UPVC double glazed window to the rear aspect.

### Rear Lobby

Access to a useful pantry cupboard and UPVC double glazed door to the rear garden.

### Downstairs Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the rear aspect.

### Bedroom One

11'2" x 15'11" (3.42 x 4.87)

A carpeted double bedroom, with two radiators and UPVC double glazed windows to both the front and rear aspect.

### Bedroom Two

11'11" x 7'11" (3.64 x 2.43)

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

### En-suite

Incorporating a three-piece suite comprising low flush WC, walk in mains powered shower, fully tiled walls and heated towel rail.

### Bedroom Three

8'10" x 7'9" (2.70 x 2.38)

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

### Outside

To the front is a block paved driveway with ample off-street parking and hedged frontage. The enclosed rear garden is primarily lawned, with a paved seating area, fenced boundaries 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.

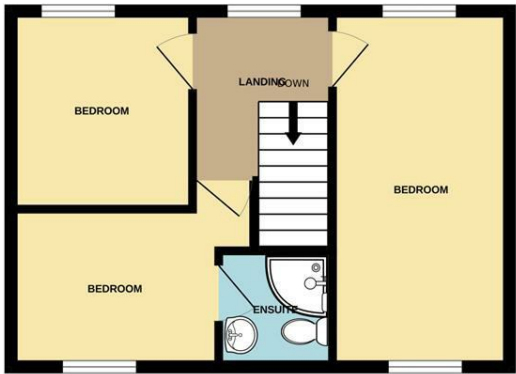




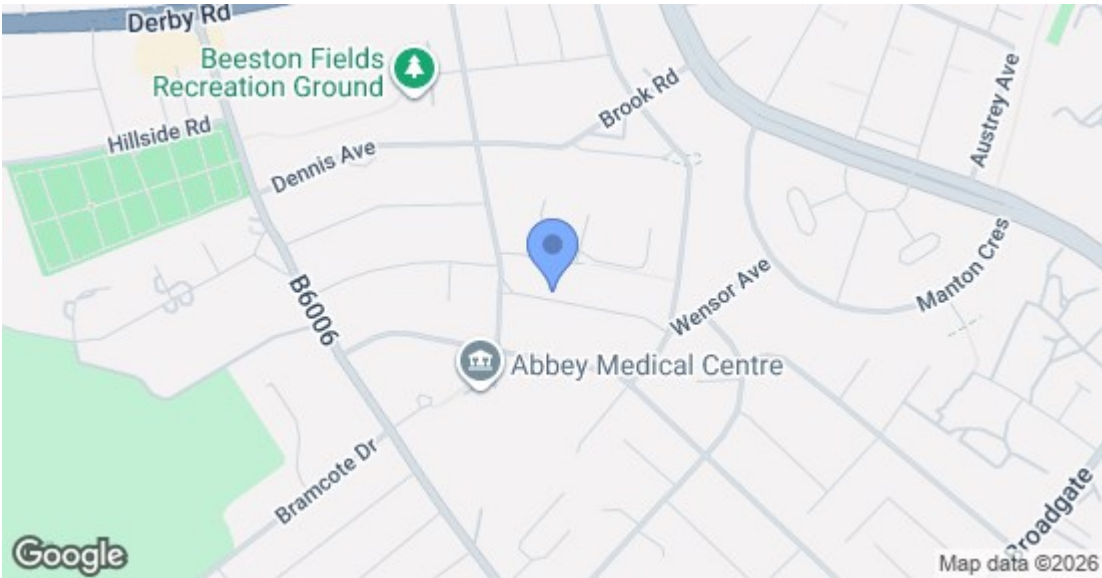
GROUND FLOOR



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                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 62        |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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