



Evelyn Street,
Beeston, Nottingham
NG9 2EU

£200,000 Freehold



Located in the sought-after residential area of Beeston, Nottingham, this delightful end-terrace house on Evelyn Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features two spacious bedrooms, ideal for a small family, a couple, or even as a home office space. Each bedroom is designed to maximise natural light, providing a bright and airy feel. The bathroom is thoughtfully appointed, catering to all your daily needs with ease.

The location of this property is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, schools, and transport links. Beeston is known for its friendly atmosphere and offers a variety of shops, cafes, and parks, making it an excellent choice for those seeking a balanced lifestyle.

This end-terrace house presents a wonderful opportunity for anyone looking to settle in a desirable area of Nottingham. With its charming features and practical layout, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your new home.



Entrance Hall

Composite entrance door, laminate flooring and door to the living room, and snug/bedroom three.

Snug/Bedroom Three

11'6" x 8'5" (3.53m x 2.57m)

A carpeted room with UPVC double glazed window to the front and radiator.

Living Room

12'5" x 11'11" (3.79m x 3.65m)

A carpeted reception room with UPVC double glazed window to the rear, radiator, stairs to the first floor and large under stair storage cupboard, and door do the kitchen.

Kitchen

15'4" x 7'1" (4.69m x 2.17m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker, fridge, freezer, washing machine and dishwasher, laminate flooring, tiled, splashback, radiator, wall mounted main combination boiler, UPVC double glazed windows to the rear and side, and UPVC double glazed door to the side.

First Floor Landing

Radiator, loft hatch, and doors to the bathroom and two bedrooms.

Bedroom Room

11'11" x 11'6" (3.64m x 3.53m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, and built-in storage cupboard.

Bedroom Two

12'4" x 9'6" (3.77m x 2.91m)

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

Bathroom

Incorporating a three-piece suite comprising: large corner shower, pedestal wash-hand basin, WC, heated towel rail, built-in storage cupboard, and UPVC double glazed window to the side.

Outside

To the rear the property benefits from a low maintenance paved garden with a brick-built store.

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: Shared access to rear gardens.

Planning Permissions/Building Regulations: None

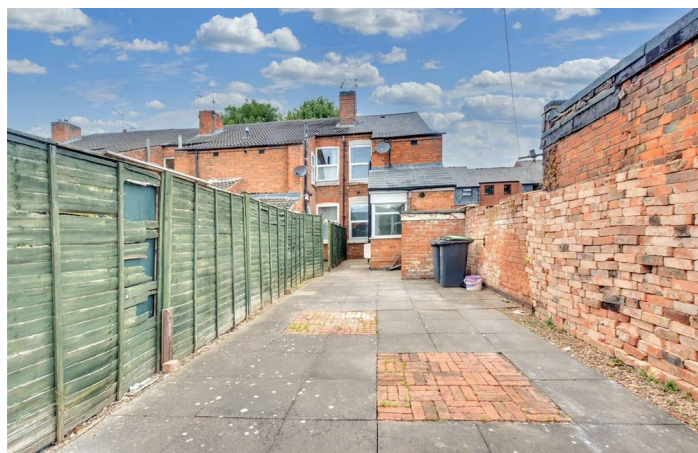
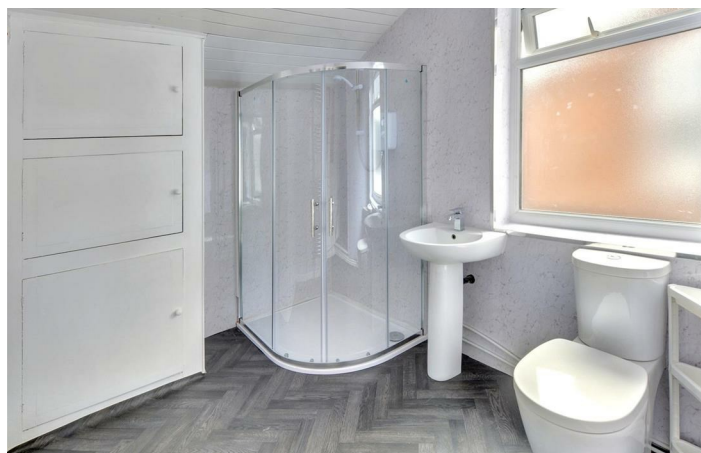
Accessibility/Adaptions: None

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

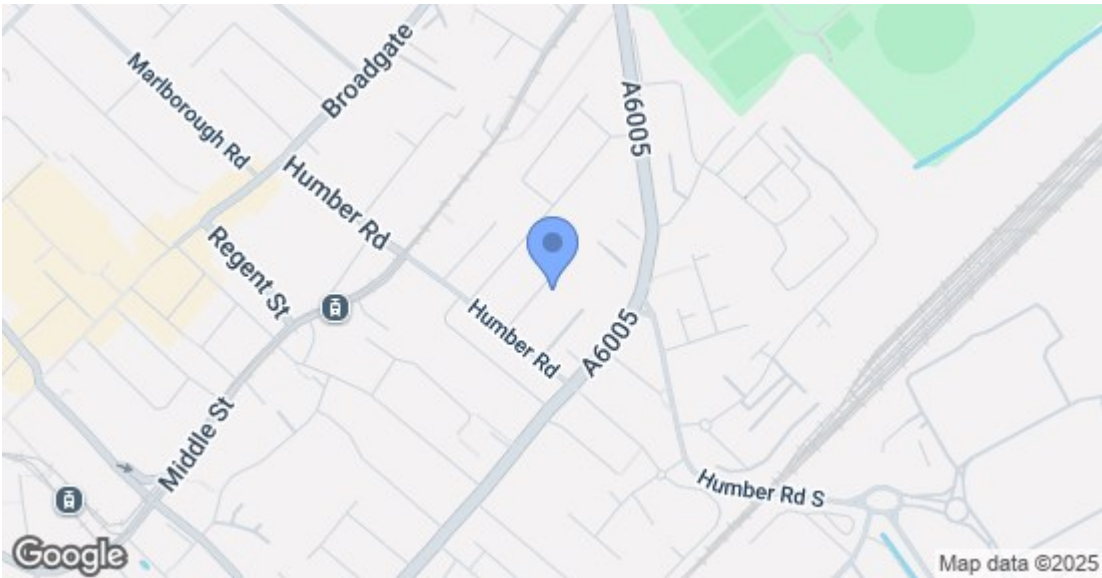
Has the Property Flooded?: No

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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		
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