

# Robert Ellis

*look no further...*



Read Avenue,  
Beeston, Nottingham  
NG9 2FJ

**£225,000 Freehold**

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A well-proportioned traditionally styled three-bedroom mid-terrace house.

Tucked away in a small and peaceful cul-de-sac within central Beeston, this great property with an open plan kitchen diner to the rear, is available to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance hall, WC, open plan kitchen diner and lounge to ground floor, rising to the first floor are three good sized bedrooms and bathroom.

Outside the property has a primarily lawned garden to the front, and to the rear and enclosed garden which is again primarily lawned with patio and shrubs.

Within easy walking distance of town centre, train station, tram stops and various other facilities this property is considered ideal for a first time buyer, investor, or family purchaser.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator with decorative cover, under stair recess, stairs off to the first floor landing.

### WC

Fitted with a WC.

### Kitchen Diner

19'11" x 8'0" (6.08m x 2.44m )

Fitted wall and base units, work surfacing with tiled splash black, one and half bowl sink and drainer unit with mixer tap, gas cooker with filter above, plumbing for a washing machine, UPVC double glazed patio door to the exterior, radiator, UPVC double glazed window and second UPVC double glazed door.

### First Floor Landing

With loft hatch, leading to the fully boarded loft space with light and cupboard housing the Ideal boiler.

### Bedroom

13'3" x 10'11" (4.04m x 3.33m )

UPVC double glazed window and radiator.

### Bedroom Two

13'1" x 9'7" maximum overall measurements (4.00m x 2.93m maximum overall measurements)

UPVC double glazed window and radiator.

### Bedroom Three

10'10" x 8'6" (3.31m x 2.61m )

UPVC double glazed window, radiator and fitted bed with storage beneath.

### Bathroom

Fitted with a WC, wall mounted wash-hand basin, bath with mains shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, two UPVC double glazed windows.

### Outside

To the front the property has an enclosed primarily lawned garden with a hedge boundary to the front. To the rear the property has an enclosed garden with an outside tap, patio, useful brick store, shed, lawned garden with further patio and established shrubs.

### 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

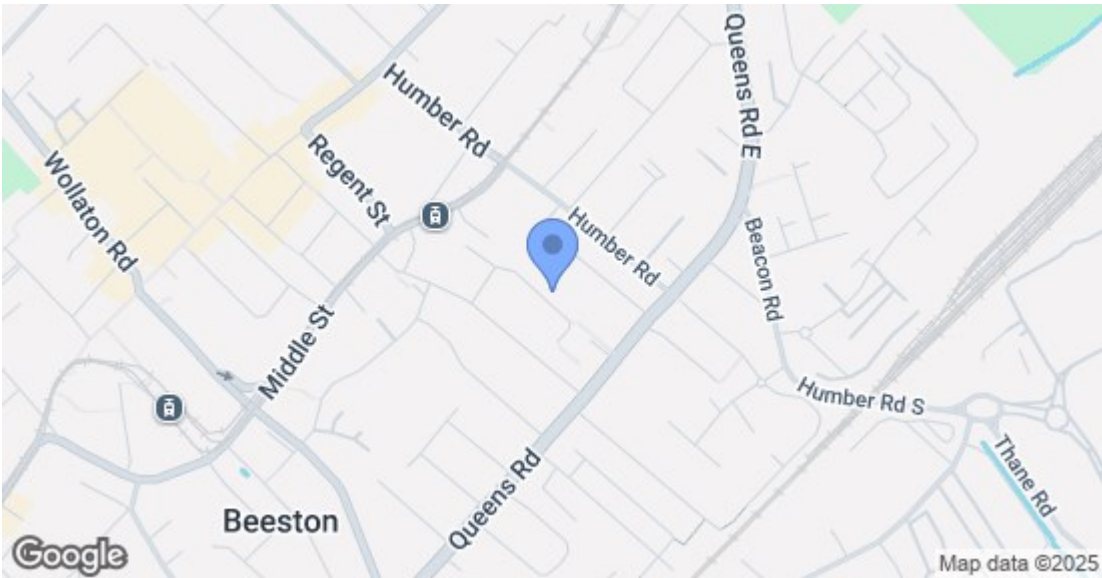
Has the Property Flooded?: No

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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