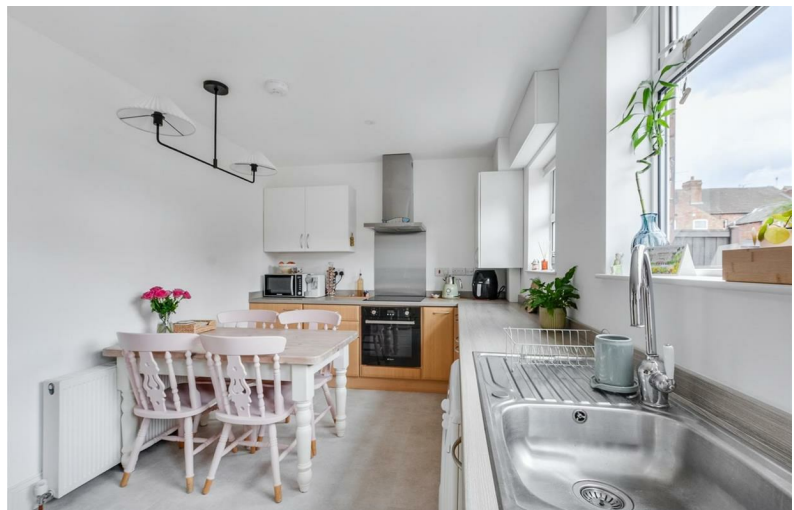


# Robert Ellis

*look no further...*



Trent Road,  
Beeston Rylands, Nottingham  
NG9 1LJ

**£240,000 Freehold**

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Situated in the popular area of Beeston Rylands, Nottingham, this delightful house on Trent Road that has been recently renovated offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively. The shower room is conveniently located, catering to the needs of the household with ease.

The property is situated in a desirable location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, parks, and excellent transport links, making it an ideal spot for those who commute or enjoy exploring the vibrant city of Nottingham.

This house presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area. With its appealing features and inviting atmosphere, it is a property that truly feels like home. Whether you are a first-time buyer or looking to downsize, this charming residence on Trent Road is not to be missed.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and door to the lounge.

### Lounge

12'2" x 11'9" (3.73m x 3.59m )

Laminate flooring, radiator, feature multi-fuel burner with slate hearth, and door to the kitchen.

### Kitchen Diner

15'4" x 9'1" (4.68m x 2.78m )

With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven and hob with aluminium splashback and extractor fan over, plumbing for a washing machine, space for a fridge freezer, radiator, luxury vinyl flooring, two UPVC double glazed windows to the rear, walk-in pantry, and UPVC double glazed door to the rear.

### First Floor Landing

With loft hatch and doors to the shower room and two bedrooms.

### Bedroom One

12'7" x 11'8" (3.86m x 3.58m )

With wooden flooring, UPVC double glazed window to the front, radiator, original feature period fireplace with tiled hearth, and walk-in wardrobe.

### Bedroom Two

9'0" x 7'3" (2.75m x 2.21m )

Wooden flooring, UPVC double glazed window to the rear, and radiator.

### Shower Room

7'11" (2.43 )

Incorporating a three-piece suite comprising: walk-in shower, pedestal wash-hand basin, WC, radiator, and UPVC double glazed window to the rear.

### Outside

To the front of the property there is a low-maintenance gravelled frontage, a feature tiled step leading to the entrance door, and gated access to the rear garden, which includes a patio overlooking the lawn beyond and a second

patio area to the rear to catch the evening sun, useful storage shed, and fence boundaries.

### 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.

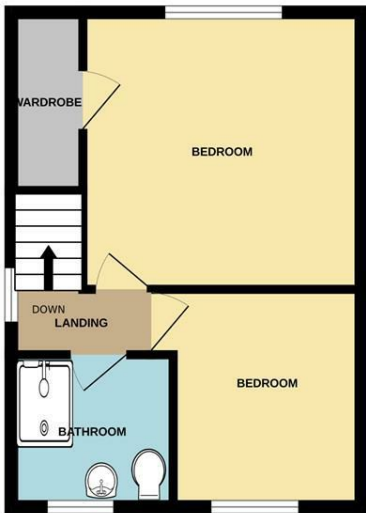




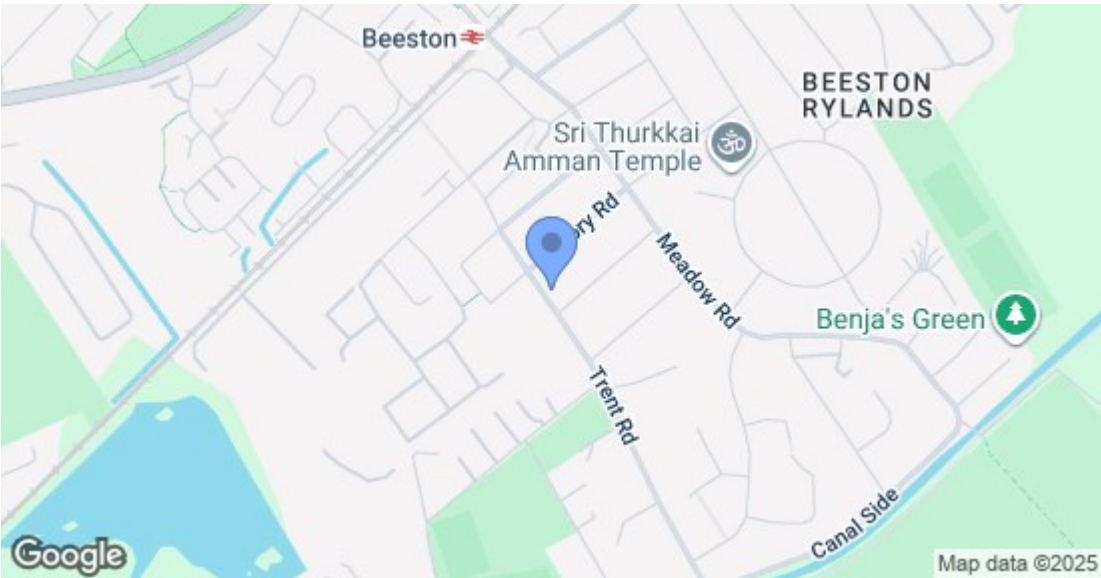
GROUND FLOOR



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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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