



Read Avenue,
Beeston, Nottingham
NG9 2FJ

£235,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A great three bedroom, end of terrace property with the benefit of no upward chain.

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 fantastic property would be considered an ideal opportunity for a large variety 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: entrance hall, living room, dining room and kitchen to the ground floor. Then rising to the first floor are three good sized bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden with a hedge frontage and gated side access to the rear. The rear is primarily lawned with a paved seating area and two brick built sheds.

Having been a well loved family home for a number of years, this lovely property is offered to the market with UPVC double glazing throughout, gas central heating and is well worthy of an early internal viewing.



Entrance Hall
UPVC composite door through to the entrance hall with laminate flooring and radiator.

Living Room
13'11" x 10'10" (4.25m x 3.32m)
A bright reception room, with carpeted flooring, gas fireplace and UPVC double glazed window to the front aspect.

Dining Room
9'7" x 9'5" (2.93m x 2.88m)
A second reception room, with laminate flooring, radiator and UPVC double glazed sliding doors to the rear garden.

Kitchen
10'2" x 9'6" (3.11m x 2.91m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings for freestanding appliances to include a gas cooker, fridge freezer, washing machine and dryer. UPVC double glazed window and composite door to the rear garden.

First Floor Landing
A carpeted landing space.

Bedroom One
12'3" x 10'11" (3.74m x 3.34m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
10'11" x 8'5" (3.35m x 2.58m)
A carpeted double bedroom, with radiator, built in storage cupboard housing the water tank and UPVC double glazed window to the rear aspect.

Bedroom Three
12'0" x 5'6" (3.67m x 1.69m)
A carpeted single bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect .

Bathroom
A two-piece suite comprising pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

Separate WC
Low flush WC and UPVC double glazed window to the rear aspect.

Outside
To the front is a lawned garden with a hedge boundary and paved footpath to the front door and rear garden. The enclosed rear garden is primarily lawned with a paved seating area and two brick built storage cupboards.

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.



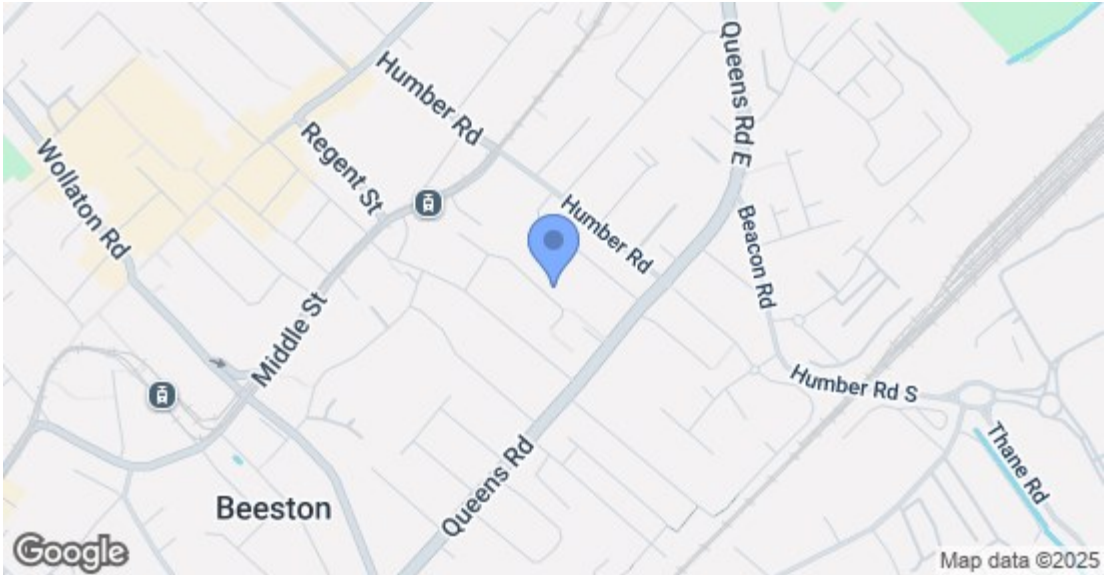


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Mapbox C2D2



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 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These details 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.