



Read Avenue,  
Beeston, Nottingham  
NG9 2FJ

**£235,000 Freehold**

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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

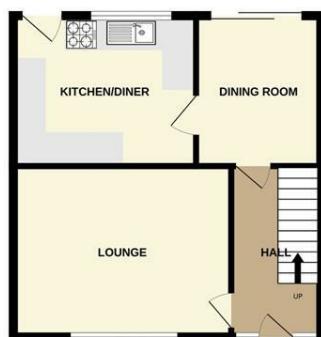
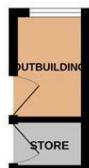
## Disclaimer:

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.

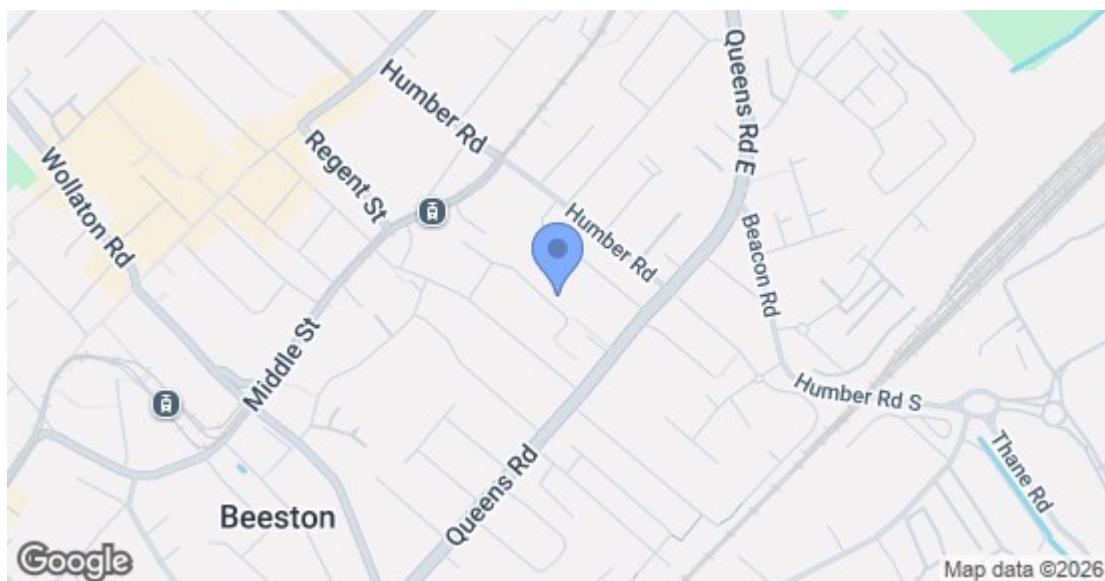


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 internal structure of the property has 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		
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