



Jasmine Close,  
Beeston, Nottingham  
NG9 3LH

**£210,000 Freehold**





A lovely two-bedroom, property with the benefit of no upward chain.

Situated in Beeston, you are ideally positioned with access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links. Jasmine Close also offers a fantastic commute to both The University of Nottingham and the Queens Medical Centre.

This delightful 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 porch, living room and kitchen to the ground floor. Then rising to the first floor are two doubled bedrooms and bathroom.

Outside to the front is a low maintenance artificial garden with driveway for off road parking, leading to the gated side access. The enclosed rear has a paved seating area, and lawned beyond with a garage.

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



### Entrance Porch

UPVC double glazed door through to the entrance porch with laminate flooring.

### Living Room

15'11" x 12'5" (4.86m x 3.81m )

A reception room, with laminate flooring, radiator, access to a useful understairs storage cupboard and UPVC double glazed window to the front aspect.

### Kitchen

12'5" x 8'6" (3.81m x 2.61m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with electric oven. Space and fittings for freestanding appliances to include washing machine and fridge freezer. UPVC double glazed window and door to the rear garden.

### First Floor Landing

Landing space, with laminate flooring and access to the loft hatch.

### Bedroom One

12'5" x 10'5" (3.81m x 3.18m )

Double bedroom with hardwood flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

12'6" x 8'2" (3.82m x 2.50m )

Double bedroom, with laminate flooring, radiator, storage cupboard housing the water tank. and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

### Outside

To the front is a low maintenance garden, with artificial lawn, mature shrubs and driveway for one car standing. The enclosed garden has a paved seating area and lawn beyond.

### 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

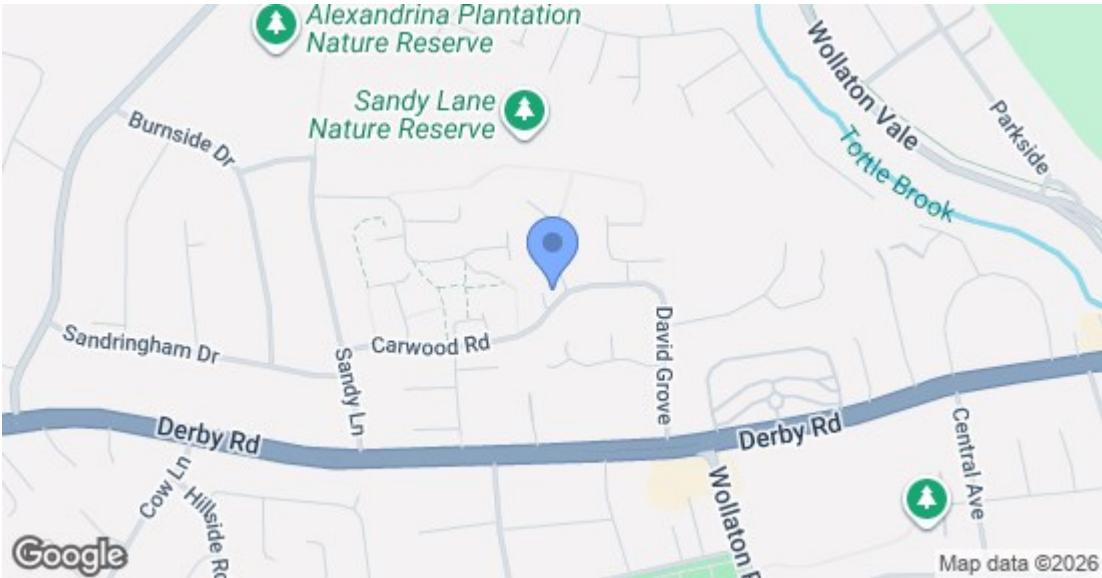
### Disclaimer:

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.





Robert Ellis  
ESTATE AGENTS



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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