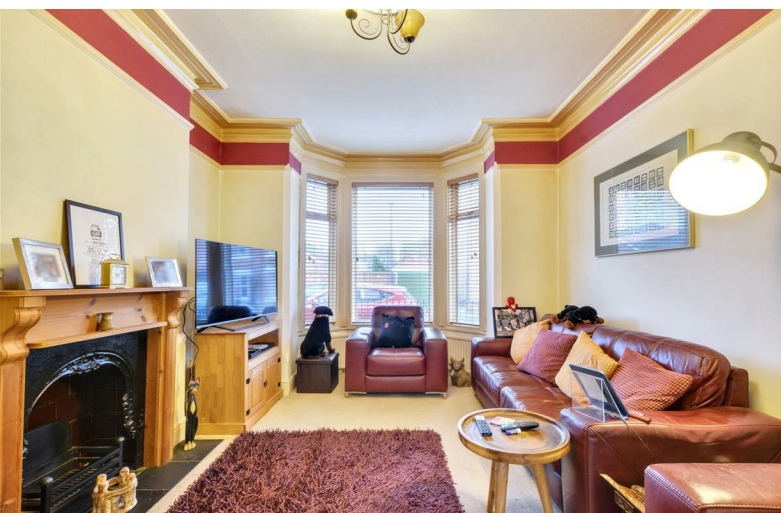


# Robert Ellis

*look no further...*



Collington Street,  
Beeston, Nottingham  
NG9 1FJ

**£325,000 Freehold**

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Located on Collington Street, this semi-detached house offers a perfect blend of comfort and style. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings at home.

The house boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property features two bathrooms, providing convenience and privacy for all occupants.

The semi-detached design enhances the sense of space and light throughout the home, while the location in Beeston ensures easy access to local amenities, schools, and transport links. This vibrant community is known for its friendly atmosphere and offers a variety of shops, cafes, and parks, making it a wonderful place to live.

In summary, this semi-detached house on Collington Street is a fantastic opportunity for anyone looking to settle in a desirable area of Nottingham. With its generous living space, three bedrooms, and two bathrooms, it is well-suited for modern family living. Do not miss the chance to make this lovely property your new home.



### Entrance Porch

Entrance door, tiled flooring and door to the entrance hall.

### Entrance Hall

Stairs to the first floor, radiator and door to the dining room.

### Dining Room

12'2" x 12'2" (3.73m x 3.73m )

Laminate flooring, radiator, UPVC double glazed window to the side, UPVC double glazed French doors to the rear, door to the kitchen and opening into the lounge.

### Lounge

11'8" x 11'5" (3.58m x 3.5m )

A carpeted reception room with UPVC double glazed bay window to the front, original fire place with tiled surround and Adam styled mantle and radiator.

### Kitchen Breakfast Room

17'2" x 7'10" (5.24m x 2.4m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, laminate flooring, integrated dishwasher, washing machine, fridge and freezer, two UPVC double glazed windows to the side, spotlights, UPVC double glazed French doors to the rear, radiator and a large under stairs storage cupboard.

### Landing

With UPVC double glazed window to the side, storage cupboard, and doors to the three bedrooms.

### Bedroom One

15'1" reducing to 8'0" x 11'6" reducing to 6'6" (4.6m reducing to 2.46m x 3.51m reducing to 2m )

A carpeted double bedroom with two double glazed windows to the front, radiator and door to the Jack and Jill en-suite.

### Jack and Jill En-Suite

Incorporating a three piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, spotlights, extractor fan and door to the second bedroom.

### Bedroom Two

12'3" x 9'6" (3.74m x 2.92m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'10" x 7'11" (3m x 2.43m )

A carpeted double bedroom with UPVC double glazed window to the side, radiator and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled flooring and half tiled walls, spotlights, extractor fan, wall-mounted heated towel rail, extractor fan and UPVC double glazed window to the rear.

### Outside

Outside there is a low maintenance frontage and gated access to the private and enclosed rear garden which is primarily paved with a gravelled area beyond , 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

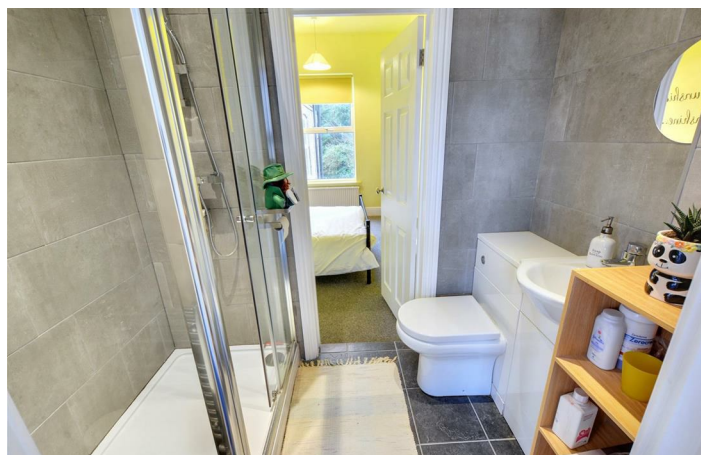
Accessibility/Adaptions: None

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.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      |           |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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