



Leslie Avenue,  
Beeston, Nottingham  
NG9 1HT

**£269,500 Freehold**



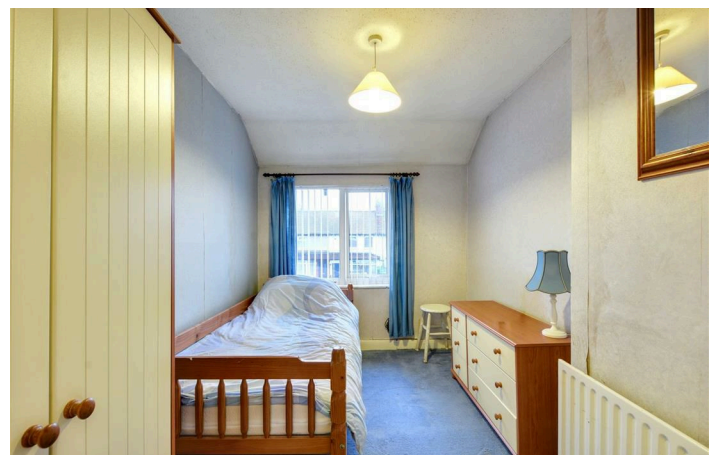
Welcome to this charming mid-terrace house located on the desirable Leslie Avenue. This property offers a wonderful opportunity for those seeking a comfortable family home or a smart investment.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, ideal for accommodating a growing family or creating a home office. The single bathroom is conveniently situated to serve the needs of the household.

One of the standout features of this property is its chain-free status, allowing for a smooth and efficient purchase process. With vacant possession, you can move in without delay and start making this house your home.

Leslie Avenue is situated in a friendly neighbourhood, offering easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This property presents a fantastic opportunity to create a lovely living space in a sought-after location. Do not miss your chance to view this delightful home.



### Entrance Hall

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

### Lounge

A carpeted reception room with UPVC double glazed bay window to the front, radiator, gas fire with exposed brick surround, and door to the dining room.

### Dining Room

A carpeted reception room with gas fire, radiator, useful under stairs storage cupboard, UPVC double glazed window to the rear and door to the kitchen.

### Kitchen

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and air filter over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and tumble dryer, radiator, UPVC double glazed window to the rear, and UPVC double glazed door to the side.

### First Floor Landing

With a loft hatch, airing cupboard housing the hot water cylinder, and doors to the bathroom and three bedrooms.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, heated towel rail, and UPVC double glazed window to the rear.



### Outside

To the front of the property you will find a mature garden with concrete driveway, and to the rear you will find a generous private and enclosed rear garden, with a patio overlooking the lawn beyond, a range of stocked beds and borders 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:

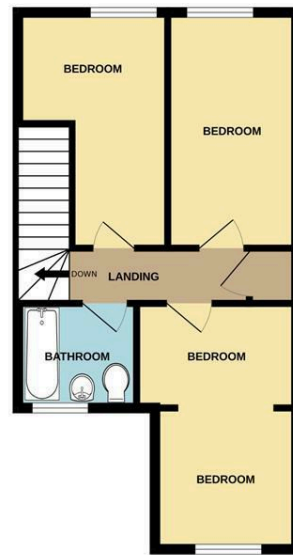
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



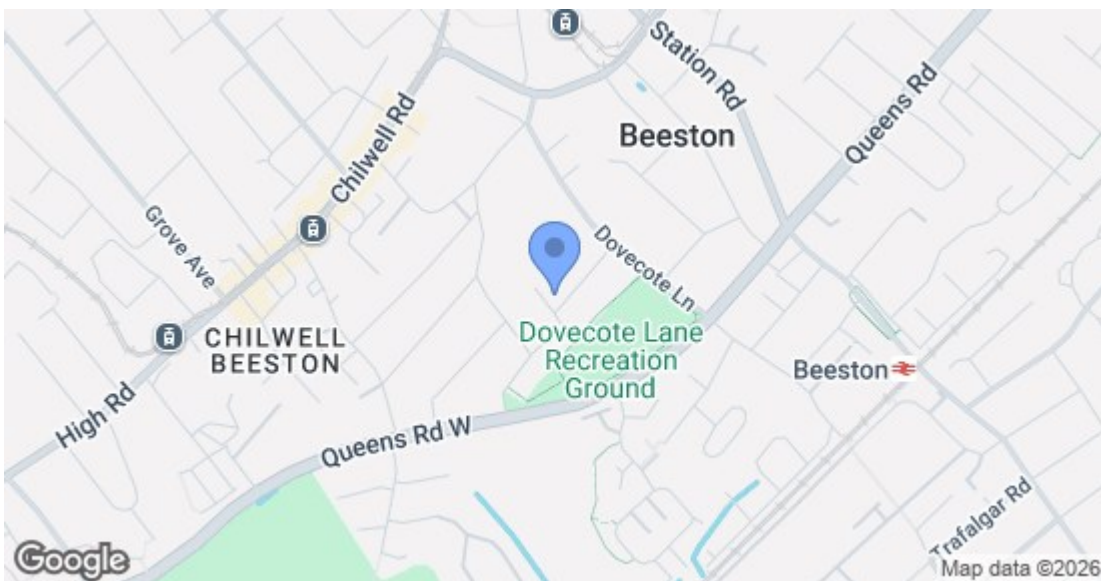


GROUND FLOOR

1ST FLOOR



Whilst every effort 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 is given 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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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