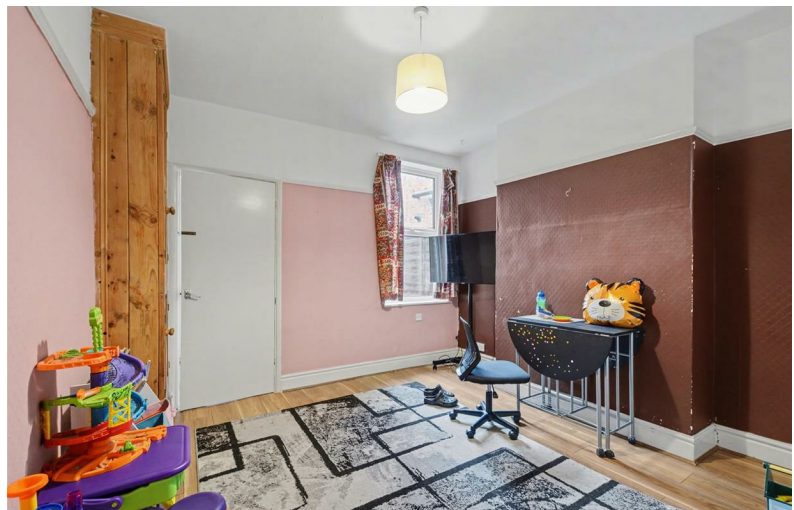


Robert Ellis

look no further...



Victory Road,
Beeston Rylands, Nottingham
NG9 1LH

£180,000 Freehold

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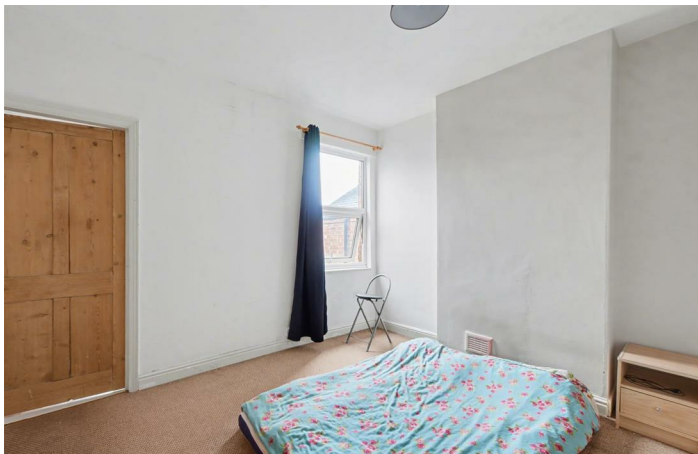
A spacious and well presented two double bedroom mid-terraced house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, Beeston Marina and transport links such as Beeston train station, this fantastic property is considered an ideal opportunity for investors or owner occupiers alike.

In brief, the internal accommodation comprises: Lounge, dining room and kitchen and WC/Shower room to the ground floor with two good sized double bedrooms and a bathroom to the first floor.

To the front of the property you will find a small, low maintenance gravelled area with shared side access leading to the rear garden where you will find a patio with a lawned area beyond, stocked beds and fenced boundaries.

An early internal viewing comes highly recommended.



Lounge

13'3" x 11'3" (4.04m x 3.45m)

The front door enters into the lounge where you will find a bay window to the front, laminate flooring, radiator, gas fire and a door to the dining room.

Dining Room

11'3" x 11'3" (3.45m x 3.44m)

With laminate flooring, radiator, stairs to the first floor, under stairs storage space, UPVC double glazed window to the rear and door to the kitchen.

Kitchen

10'3" x 6'11" (3.14m x 2.12m)

With a range of wall and base units, worksurfaces, sink with drainer and mixer tap, space for a cooker, tiled flooring and splashbacks, plumbing for a washing machine, wall mounted boiler, UPVC double glazed window to the side, door to the side and door to the shower room.

Shower Room

Incorporating a three piece suite comprising a shower, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, extractor fan and two UPVC double glazed windows to the side.

First Floor Landing

With doors to the two bedrooms.

Bedroom One

11'4" x 11'3" (3.47m x 3.45m)

Carpeted room with UPVC double glazed window to the rear, radiator, loft hatch and door to the bathroom.

Bathroom

10'3" x 7'0" (3.13m x 2.14m)

Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, extractor fan, UPVC double glazed window to the rear and airing cupboard housing the hot water cylinder.

Bedroom Two

11'4" x 11'3" (3.46m x 3.45m)

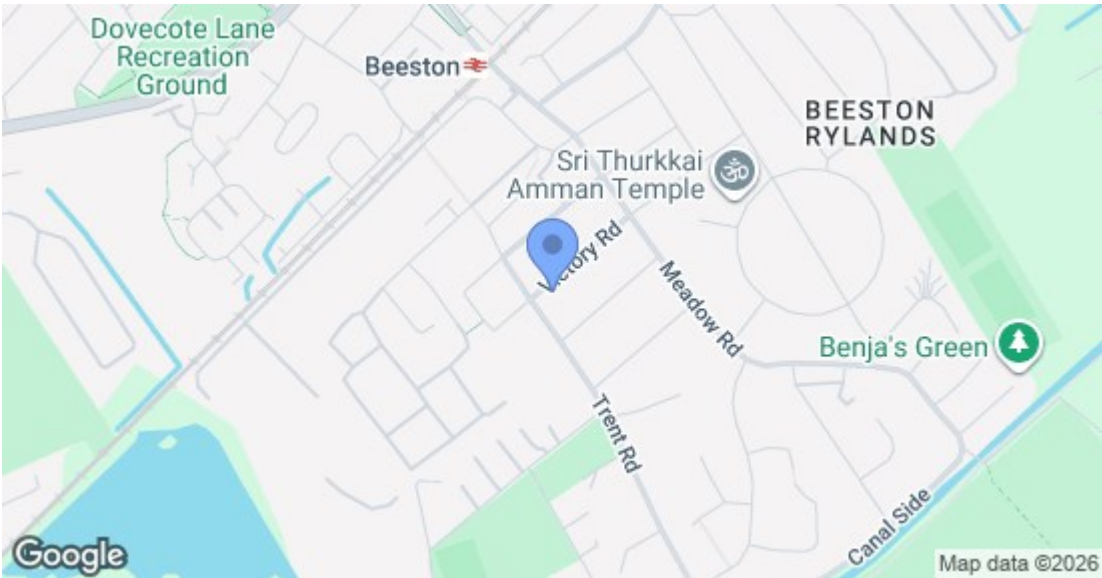
Carpeted room with UPVC double glazed window to the front and radiator.

Outside

To the front of the property you will find a small, low maintenance gravelled area with shared side access leading to the rear garden where you will find a patio with a lawned area beyond, stocked beds and fenced boundaries.



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ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		54	90
(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.