



Beech Avenue,
Beeston Rylands, Nottingham
NG9 1QH

£250,000 Freehold



A traditionally styled and constructed 1930's three-bedroom semi-detached house.

Having been well-maintained, this clean and tidy property displays great potential for the incoming purchaser to upgrade and remodel to their taste and requirements and is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises entrance hall, sitting room, dining room and kitchen to the ground floor, rising the first floor are two-double bedrooms, a further single bedroom, and bathroom.

Outside the property has a drive providing ample car standing with the garage beyond, a low-maintenance gravelled front garden, and to the rear there is a primarily lawned garden with mature beds and borders.

Occupying a sought-after and established residential location, within walking distance of Beeston train station and canal, and well placed for Beeston town centre, which offers a variety of amenities, this great property is well worthy of viewing.



Entrance Hall

UPVC double glazed entrance door, radiator, meter cupboard, stairs off to the first floor landing.

Kitchen

14'6" x 7'4" (4.43m x 2.25m)

Fitted wall and base units, work surfacing with tiled splashback, one a half bowl sink and mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine, UPVC double glazed window and door, useful under stairs storage.

Sitting Room

17'6" x 10'4" (5.34m x 3.15m)

UPVC double glazed bay window to the front, radiator, and an electric fuel effect fire with brick surround and tiled hearth.

Dining Room

9'6" x 9'8" (2.92m x 2.95m)

UPVC double glazed window and radiator.

First Floor Landing

UPVC double glazed window to the side.

Bedroom One

13'8" x 10'4" (4.19m x 3.15m)

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

11'1" x 9'2" (3.40m x 2.81m)

UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Three

8'0" x 8'7" (2.46m x 2.64m)

UPVC double glazed window, fitted wardrobe and radiator.

Bathroom

10'2" x 5'6" (3.10m x 1.68m)

With a four-piece suite comprising WC, pedestal wash-hand basin, bath, shower cubicle with Triton shower over, part tiled walls, radiator, UPVC double glazed window, and storage cupboard.

Outside

To the front the property has a walled low-maintenance garden with gravel, and a drive providing ample car standing with the detached garage beyond. Gated access leads to the rear garden, with a herring bone patio, outside tap, lawn with mature stocked beds and borders with shrubs and trees.

Garage/Work Shop

17'4" x 9'4" (5.30m x 2.86m)

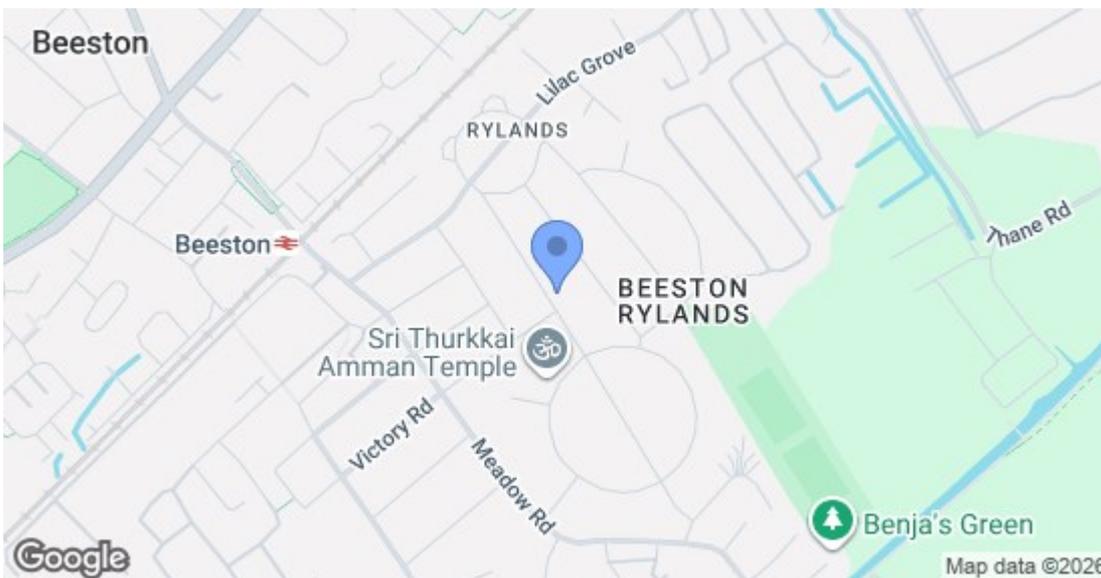
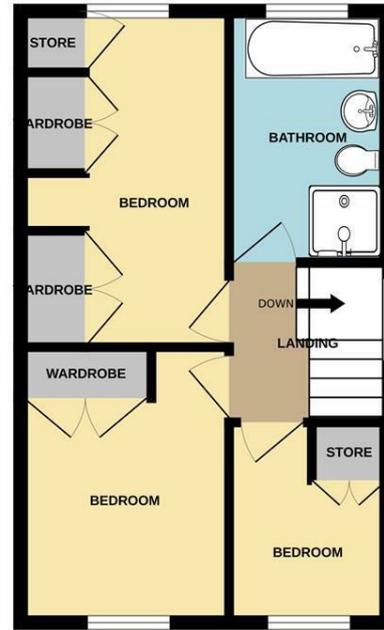
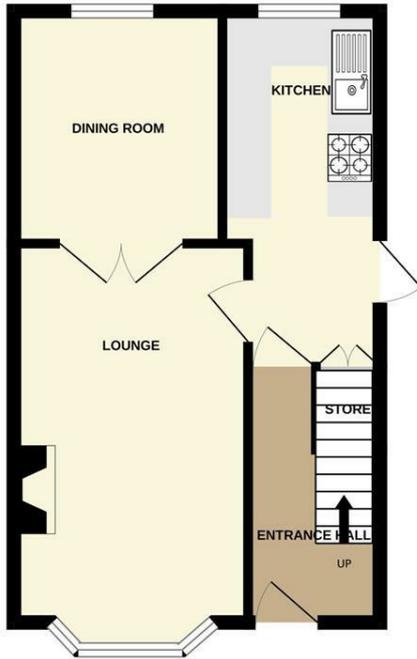
Fixed door to the front, two pedestrian doors to the side, wooden window, light and power.



GROUND FLOOR



1ST FLOOR



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 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.