



Clumber Avenue,  
Beeston, Nottingham  
NG9 4BJ

**£350,000 Freehold**



Located in the charming area of Beeston, Nottingham, this delightful semi-detached house on Clumber Avenue presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With parking available, you will find it easy to come and go as you please. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home swiftly.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a perfect blend of suburban tranquillity and urban convenience, making it an ideal place to call home.

In summary, this semi-detached house on Clumber Avenue is a wonderful opportunity to acquire a comfortable and spacious family home in a sought-after area. Do not miss the chance to make this property your own.



### Entrance Hall

With a composite entrance door, laminate flooring, stairs to the first floor, useful under stairs storage cupboard, UPVC double glazed window to the side, radiator and doors to the kitchen and lounge diner.

### Lounge Diner

25'1" x 11'11" (7.65m x 3.64m )

Laminate flooring, two radiators, UPVC double glazed bay window to the front, and double glazed sliding doors to the rear.

### Kitchen

9'11" x 7'11" (3.03m x 2.42m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, tiled flooring and splashbacks, space for a cooker, fridge freezer and washing machine, a useful pantry, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### Landing

With UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

13'3" x 11'11" (4.06m x 3.654m )

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

### Bedroom Two

11'5" x 10'11" (3.48m x 3.34m )

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

### Bedroom Three

8'3" x 6'11" (2.52m x 2.13m )

A carpeted bedroom with UPVC double glazed window to the front, radiator and built-in wardrobes.

### Bathroom

Incorporating a four-piece suite comprising: panelled bath, shower, pedestal wash-hand basin, WC, tiled splashbacks, laminate flooring, radiator, UPVC double glazed window to the rear and side, loft hatch, electric shaver point, and a cupboard housing the combination boiler.

### Outside

To the front of the property you will find a lawned garden with mature shrubs, gravelled borders, concrete driveway for off-road parking, and side access leading to the generous rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, 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:

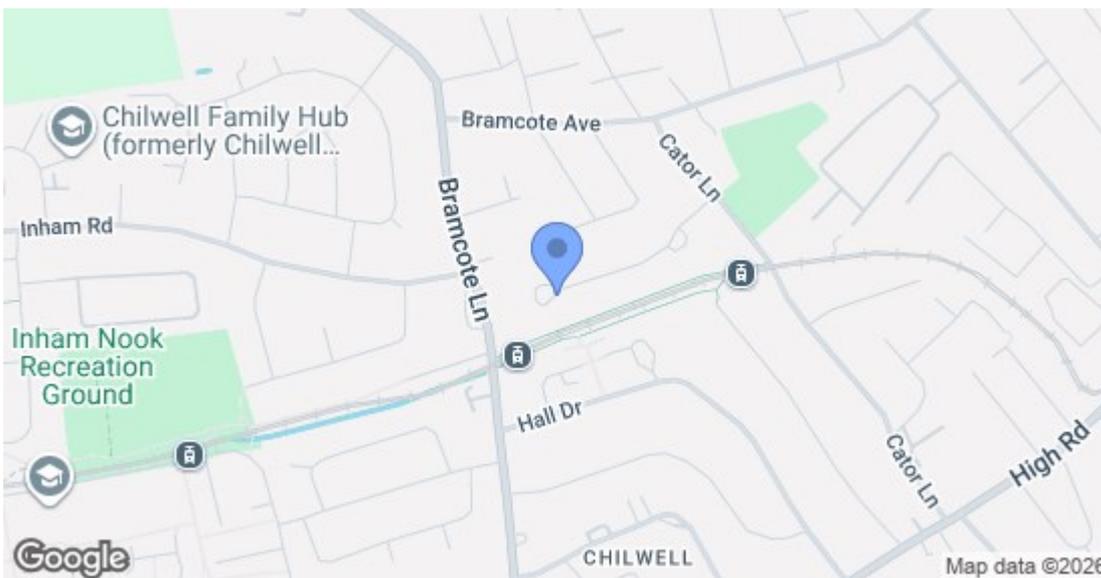
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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			
<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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