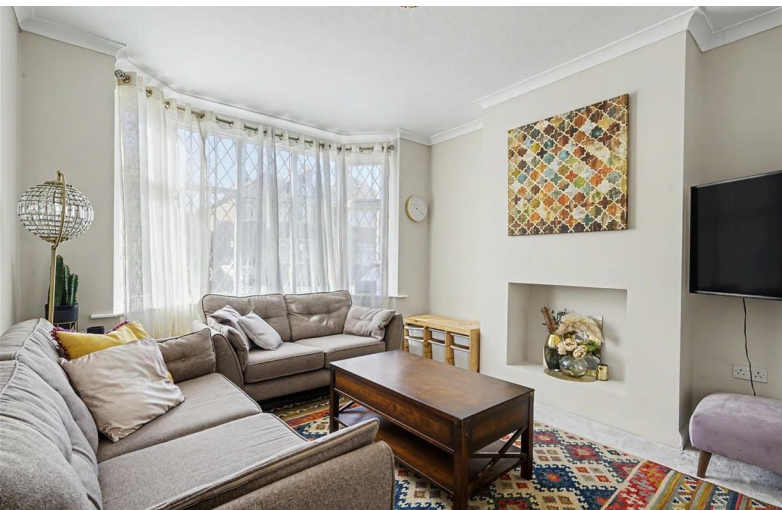


Robert Ellis

look no further...



Sidney Road,
Beeston, Nottingham
NG9 1AN

£340,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



An attractive and traditionally styled three-bedroom semi-detached house in a sought-after and central Beeston location.

Offering a well-presented interior with a contemporary feel, this great property is ready to move into though offers potential for the incoming purchaser to remodel and potentially extend subject to the necessary consents.

In brief the internal accommodation comprises: entrance hall, kitchen and open plan living and dining area, rising to the first floor are two double bedrooms, a further single bedroom and a modern bathroom.

Outside the property has a drive the front providing ample car standing, and an enclosed and private garden to the rear with patio and lawn.

Available to the market with the benefit of chain free vacant possession, this property is conveniently situated for a wide range of local amenities including Beeston Town Centre, great transport links, and schools.



Entrance Hall

A composite double glazed entrance door, radiator, stairs to the first floor, understairs cupboard, and window to the side.

Kitchen

11'8" x 5'10" (3.56m x 1.80m)

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, gas cooker, plumbing for a dishwasher, further appliance space, two windows, radiator, and UPVC double glazed door to the exterior.

Sitting Room

13'6" x 11'6" (4.13m x 3.51m)

Bay window to the front, radiator and display recess within chimney breast.

Dining Room

11'11" x 11'5" (3.65m x 3.50m)

Wooden window, radiator, and display recess within chimney breast.

First Floor Landing

Window and loft hatch.

Bedroom One

13'10" x 10'7" (4.22m x 3.25m)

Bay window and radiator.

Bedroom Two

11'11" x 11'6" (3.65m x 3.52m)

UPVC double glazed window and radiator.

Bedroom Three

7'10" x 6'11" (2.41m x 2.12m)

Window and radiator.

Bathroom

With modern fittings in white comprising WC, pedestal wash-hand basin, P-shaped bath with shower off the taps, fully tiled walls, tiled flooring, UPVC double glazed window, extractor fan and radiator.

Outside

To the front the property has a drive providing ample car

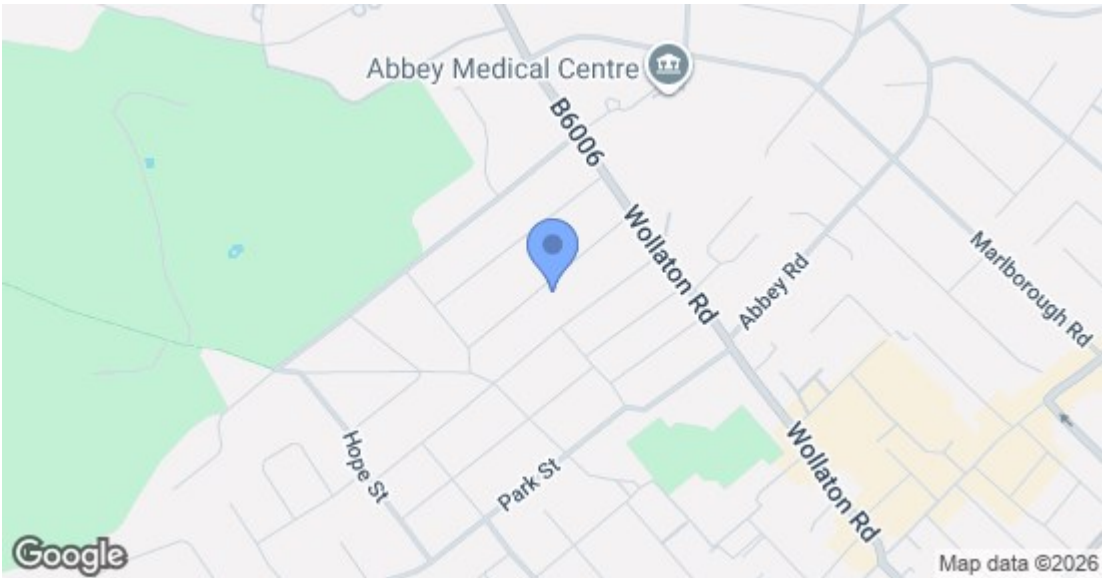
standing, gated access running alongside the property to the rear. To the rear the property has a yard/patio, primarily lawned garden with borders, outside tap and brick store housing the boiler.





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		65
(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.