



Beech Avenue,  
Beeston Rylands, Nottingham  
NG9 1QH

**£215,000 Freehold**





A traditionally styled and constructed bay fronted three bedroom semi-detached house offering excellent potential.

Requiring a full programme of renovation and improvement though offering excellent potential for the incoming purchaser to upgrade to their taste and requirements.

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

Outside the property has a gated drive providing car standing and mature gardens to both front and rear.

Offered to the market with chain free vacant possession and being situated in a established and sought after residential location, conveniently situated for Beeston Train Station and canal, as well as local shops and a variety of other useful services.



### Entrance Hallway

UPVC double glazed entrance door, storage heater and stairs leading to the first floor.

### Dining Room

13'0" x 10'2" (3.97m x 3.12m )

UPVC double glazed bay window to the front, electric storage heater and electric fire with tile surround.

### Kitchen

13'6" x 5'5" (4.12m x 1.67m )

Fitted with a range of wall, base and drawer units, work surfacing, single sink and drainer unit with hot and cold taps, useful appliance space, partly tiled walls, vinyl flooring, under stair storage space, two UPVC double glazed windows, UPVC double glazed door to the side.

### Sitting Room

13'10" x 10'1" (4.22m x 3.09m )

UPVC double glazed bay window, storage heater and electric fire with Adam-style surround.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

13'8" x 10'1" (4.19m x 3.09m)

UPVC double glazed window and ceramic tile fire surround.

### Bedroom Two

11'3" x 9'0" (3.44m x 2.76m )

UPVC double glazed window.

### Bedroom Three

8'0" x 6'9" (2.46m x 2.06m )

UPVC double glazed window.

### Separate WC

Fitted with a low level WC and UPVC double glazed window.

### Bathroom

Fitted with a pedestal wash hand basin, bath with shower over, part tiled walls, UPVC double glazed window, airing cupboard housing the hot water cylinder with shelves above.

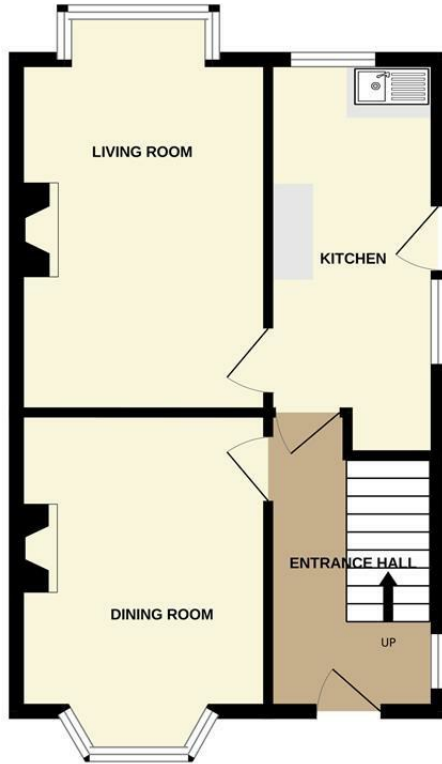
### Outside

To the front the property has a gated drive and wall boundary with a low maintenance gravelled style shrub border. Gated side access leads to the side of the property where there is a useful store, mature garden with patios, lawn, mature shrubs and trees.

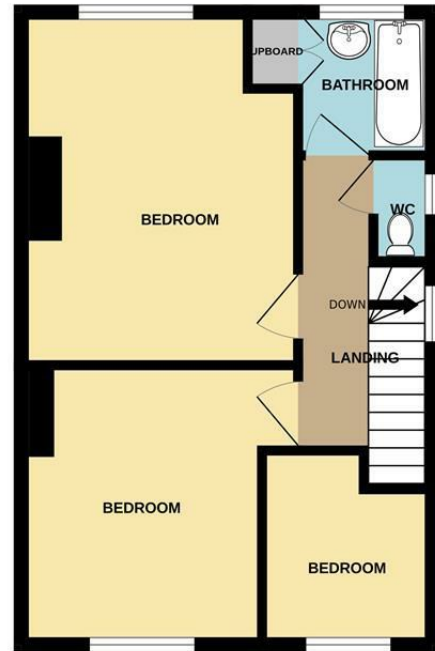




GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

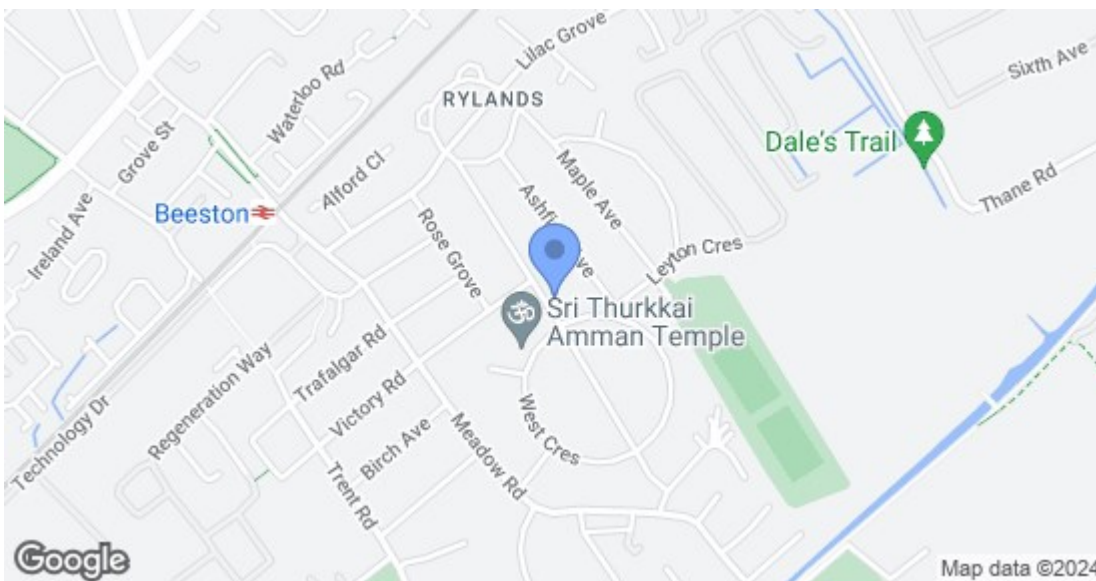


1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	PC2 15a
Very energy efficient - lower running costs			
192 plus	A		89
181-191	B		
169-180	C		
155-168	D		
138-154	E		
121-137	F	25	
11-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	PC2 15a
Very environmentally friendly - lower CO <sub>2</sub> emissions			
192 plus	A		
181-191	B		
169-180	C		
155-168	D		
138-154	E		
121-137	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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