



South Road,  
Beeston Rylands, Nottingham  
NG9 ILY

**£275,000 Freehold**



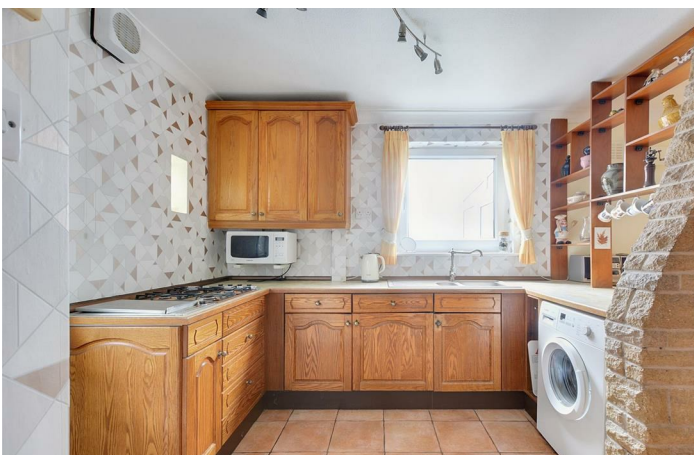
A three bedroom bay fronted semi-detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including; schools, transport links, Beeston Marina, Beeston Canal and Attenborough Nature Reserve, this fantastic property is considered a rare and ideal opportunity for a range of potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, lounge, dining room, kitchen and a sun room to the ground floor with three good sized bedrooms and a wet room to the first floor.

To the front of the property you will find a small gravelled garden with stocked beds and borders, mature shrubs and trees and a blocked paved driveway offering ample car standing, which proceeds down the side of the property leading to the garage. Gated side access leads to the generous private and enclosed rear garden that backs onto a large sports field, the garden is primarily lawned, with a range of stocked beds and borders, trees and shrubs, useful storage shed, green house and fence boundaries.

Offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout and chain free vacant possession. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

A composite entrance door with UPVC double glazed panels, UPVC double glazed window to the side, radiator, tiled flooring, stairs to the first floor, useful under stair storage cupboard and doors to the kitchen and lounge.

### Lounge

14'5" x 10'11" (4.4m x 3.33m )

A carpeted reception room with UPVC double glazed bay window to the front, radiator, gas fire with marble surround and Adam-style mantle and folding doors to the dining room.

### Dining Room

10'5" x 10'3" (3.2m x 3.14m )

With a radiator, sliding doors to the sun room and opening to the kitchen.

### Kitchen

9'3" x 8'9" (2.83m x 2.69m )

With a range of wall, base and drawer units, work surfaces, integrated double electric oven, integrated gas hob, one and half bowl sink with drainer and a mixer tap, integrated fridge, plumbing for a washing machine, UPVC double glazed window to the rear, composite door with UPVC double glazed panel to the side, tiled flooring and pantry with space for a freezer.

### Sun Room

11'8" x 8'0" (3.57m x 2.45m)

A carpeted room with UPVC double glazed French doors to the rear and UPVC double glazed windows all around.

### First Floor Landing

With UPVC double glazed window to the side, radiator, loft hatch and doors to the wet room and three bedrooms.

### Bedroom One

12'0" x 10'5" (3.67m x 3.2m )

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

### Bedroom Two

12'0" x 9'4" (3.68m x 2.87m )

A carpeted double bedroom with UPVC double glazed window to the rear, fitted wardrobes, radiator and built in storage cupboard.

### Bedroom Three

9'0" x 8'0" (2.76m x 2.45m )

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

### Wet Room

Incorporating a three piece suite comprising; shower, wall mounted wash hand basin, low level WC, tiled walls, extractor fan, UPVC double glazed window to the rear, radiator and a built in storage cupboard.

### Outside

To the front of the property you will find a small gravelled garden with stocked beds and borders, mature shrubs and trees and a blocked paved driveway offering ample car standing, which proceeds down the side of the property leading to the garage. Gated side access leads to the generous private and enclosed rear garden that backs onto a large sports field, the garden is primarily lawned, with a range of stocked beds and borders, trees and shrubs, useful storage shed, green house and fence boundaries.

### Material Information

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes - Owned

Building Safety: No Obvious Risks

Restrictions: None

Right and Easements: None

Planning Permission/Building Regulations: None

Accessibility/Adaptions: None

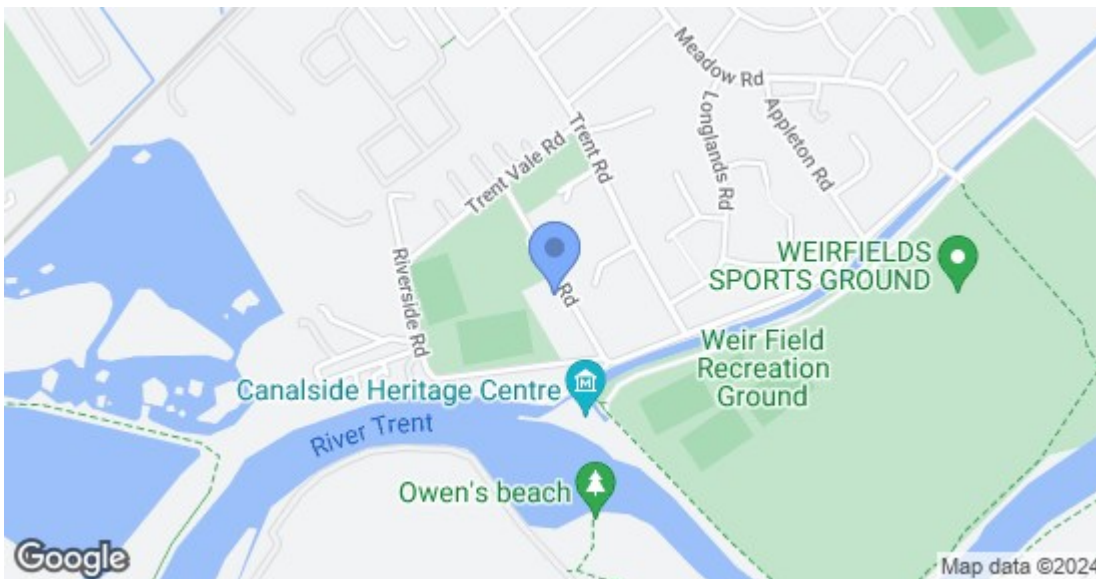
Flood: Low Risk

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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