

Robert Ellis

look no further...



Marlborough Road,
Beeston, Nottingham
NG9 2HL

£315,000 Freehold

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A three bedroom, three storey Victorian semi-detached house.

Offering a generous and versatile interior with accommodation arranged over three floors, this attractive period property benefits from a loft conversion providing a principle bedroom with en-suite.

In brief the internal accommodation comprises; dining room, sitting room and kitchen the ground floor, rising to the first floor are two bedrooms and a bathroom and to the second floor is the main bedroom suite.

Outside the property has a walled frontage with stocked borders and to the rear there is a generous and mature, primarily lawned garden with stocked borders and patio.

Available to the market with the benefit of chain free possession and occupying a particularly convenient and central Beeston location, well placed for a wide range of local amenities, this deceptive property will appeal to variety of potential purchasers.



UPVC double glazed entrance door leads to:

Dining Room

13'10" x 12'3" maximum measurements (4.22m x 3.75m maximum measurements)

Double glazed bay window and radiator.

Sitting Room

12'3" x 10'0" plus door recess (3.75m x 3.07m plus door recess)

Two double glazed windows, radiator, under stairs cupboard, further fitted cupboard, solid fuel burner mounted on a flagstone style hearth with timber mantle.

Kitchen

18'0" x 7'2" (5.49m x 2.19m)

With a range of fitted wall and base units, wooden work surfacing with splashback, one and half bowl sink with mixer tap, a Stoves cooker with gas hob and electric oven and grill below and air filter above, integrated fridge and freezer, integrated dishwasher and washing machine, Remeha wall mounted boiler, three double glazed windows, radiator and door to the exterior.

First Floor Landinfg

UPVC double glazed window, radiator and stairs leading to the second floor.

Bedroom Two

12'4" x 8'8" (3.77m x 2.66m)

Two double glazed windows, radiator and under stairs cupboard.

Bedroom Three

12'1" x 9'1" (3.69m x 2.78m)

Two UPVC double glazed windows, fitted wardrobe and radiator.

Bathroom

8'10" x 7'3" (2.70m x 2.22m)

Fitments in white comprising; low level WC, pedestal wash hand basin, bathroom with mains control shower over, part tiled walls, extractor fan, radiator with towel rail and UPVC double glazed window.

Second Floor Landing

With feature Velux window.

Bedroom One

12'8" x 9'4" (3.87m x 2.85m)

UPVC double glazed window and radiator.

En-Suite

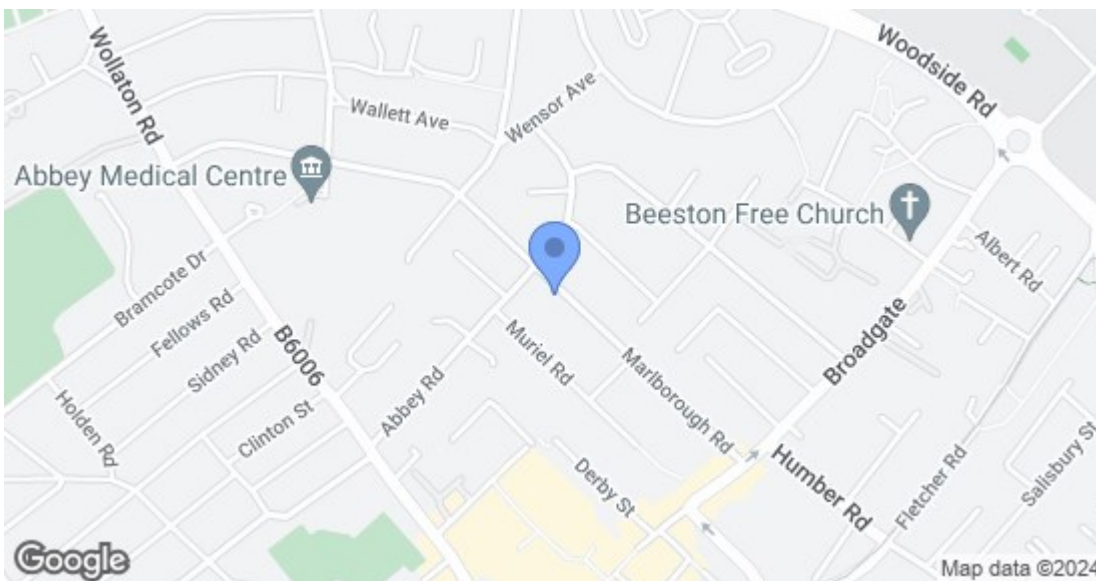
Fitments in white comprising; low level WC, wash hand basin inset to vanity unit with tiled splashback, shower cubicle with main control shower over, Velux window, wall mounted heated towel rail and extractor fan.

Outside

To the front, the property has a walled boundary with established shrubs and path to side gated providing access to the rear garden. To the rear the property has an enclosed and mature garden with patio and outside tap, primarily lawned garden with stocked beds and borders, pond and two sheds.



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ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | 60 | |
| (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.