

Robinet Road,  
Beeston, Nottingham  
NG9 1GP

**£270,000 Freehold**



An extended two-bedroom, end of terrace property with the benefit of no upward chain.

Situated just a short walk from Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered the ideal opportunity for a variety of purchasers including first time buyers, young professionals or anyone looking to add to a buy to let investment portfolio.

In brief the internal accommodation comprises: entrance space, living room with log burner, going through an archway to the open plan kitchen diner and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property is a paved front garden with off-street parking and to the rear is a lawned garden with decked seating area.

With the advantage of gas central heating and UPVC double glazed windows throughout this property, it is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance space with laminate flooring and radiator.

### Living Room

12'11" x 12'4" (3.96m x 3.78m )

Laminate flooring, with radiator, log burner and UPVC double glazed bay window to the front aspect.

### Open Plan Kitchen Diner

18'8" x 15'11" (5.69m x 4.87m )

### Kitchen

A range of wall and base units with work surfacing over, tiled splashbacks and breakfast bar, one and half bowl sink with mixer tap, inset gas hob and electric oven. integrated appliances to include fridge freezer and dishwasher. Access to utility cupboard housing freestanding washing machine and dryer.

### Dining

Laminate flooring, with radiator and wooden double glazed French doors to the rear garden.

### Downstairs WC

Low flush WC and wash hand basin, extractor fan and tiled flooring.

### First Floor Landing

Carpeted landing with access to the loft hatch.

### Bedroom One

13'1" x 10'11" (3.99m x 3.33m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

10'1" x 8'10" (3.09m x 2.71m )

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and bath with mains power shower over. Fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a paved driveway with ample off street parking and side access to the rear garden. This is primarily lawned with a decked seating area, shed and fenced 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

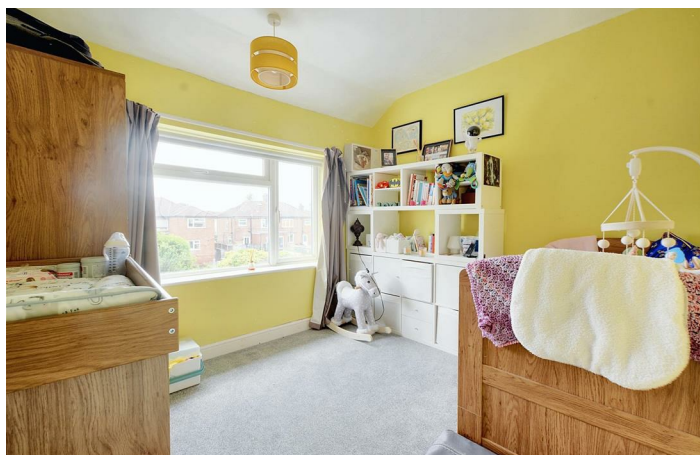
Rights and Easements: None

Planning Permissions/Building Regulations: Granted for previous completed work.

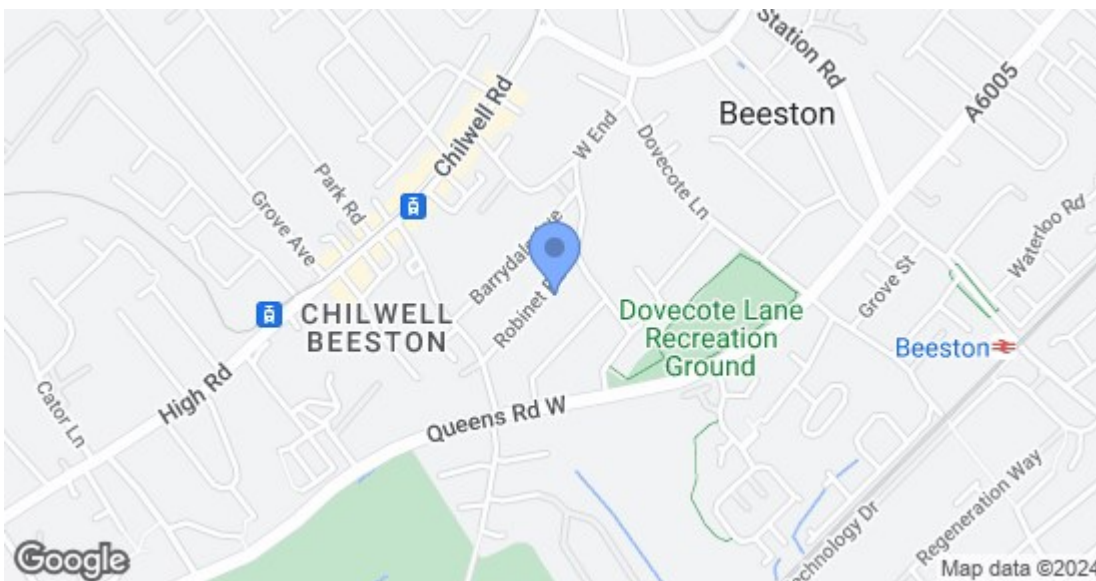
Has the Property Flooded?: No

### 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                                                     |  |                         | 86        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  | 64                      |           |
| (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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