Robert Ellis

look no further...







Clifford Avenue,
Beeston, Nottingham
NG9 2QN

£270,000 Freehold

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An extended four-bedroom end-terrace house.

Having been recently renovated this excellent four-bedroom end-terrace house with modern fixtures and fittings throughout, benefits from a ground floor en-suite bedroom and provides a deceptively spacious, and versatile living space.

The internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, rear hallway, ground floor bedroom with en-suite, rising to the first floor and three further bedrooms and a family bathroom.

Outside the property occupies a good sized plot with a drive to the front, and to the rear there is a mature garden with further potential.

Available to the market with the benefit of chain free vacant possession, and being situated in a central and convenient Beeston location, this great property will suit a variety of potential purchaser and is well worthy of viewing.





Entrance Hall
UPVC double glazed entrance door, radiator, stairs off to the first floor landing.

Sitting Room
13'10" x 10'11" (4.24m x 3.340m)
UPVC double glazed window, and radiator.

Kitchen Diner
17'2" x 9'5" (5.24m x 2.89m)
With a range of recently fitted modern wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above and oven below, concealed Worcester boiler, UPVC double glazed windows, radiator, and useful under stairs cupboard.

Rear Hallway
Radiator, and UPVC double glazed door to the exterior.

Ground Floor Bedroom/Reception Room
11'3" x 9'3" (3.45m x 2.83m)
UPVC double glazed window, and radiator.

En-Suite/Shower Room
Fitments in white comprising: WC, wash-hand basin inset to vanity unit, double shower cubicle with mains overhead shower and further shower handset, part tiled walls, tiled flooring, wall-mounted heated towel rail, and UPVC double glazed window.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
10'2" x 9'8" (3.12m x 2.95m)
UPVC double glazed window, and radiator.

Bedroom Two
10'9"x 8'10" (3.30mx 2.71m)
UPVC double glazed window and radiator.

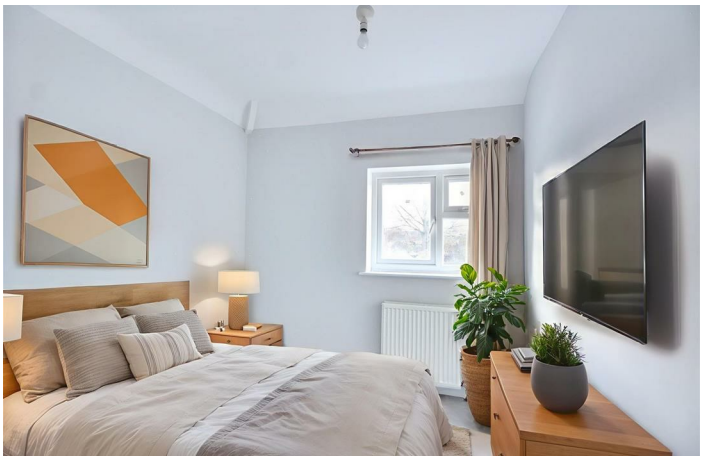
Bedroom Three
8'0" x 7'10" (2.44m x 2.40m)
UPVC double glazed window and radiator.

Bathroom
With modern fitments in white comprising: WC, wash-hand basin inset to vanity unit, bath with mains controlled over head shower and further shower handset, part tiled walls, tiled flooring, wall-mounted heated towel rail, and UPVC double glazed window.

Outside
To the front the property has a drive with a car port beyond, paving and a border, gated access leads to the rear of the property, where there is further paving, outside tap, hard standing, shrubs and trees.

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: Unknown
Accessibility/Adaptions: Ramp to rear door.
Does the property have spray foam in the loft?: Unknown
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.



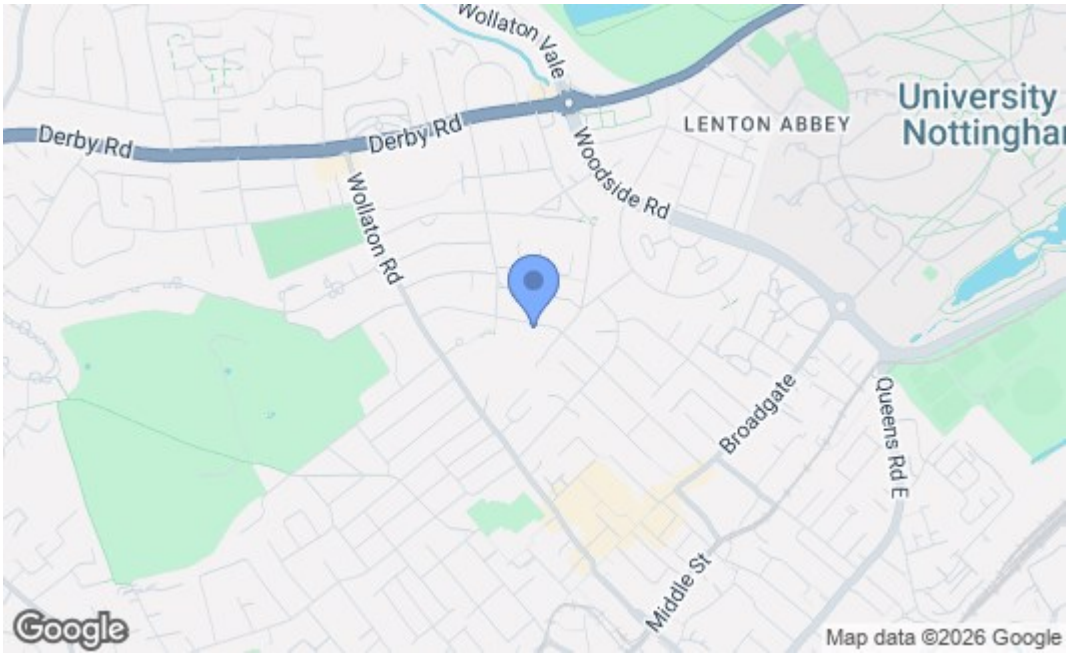


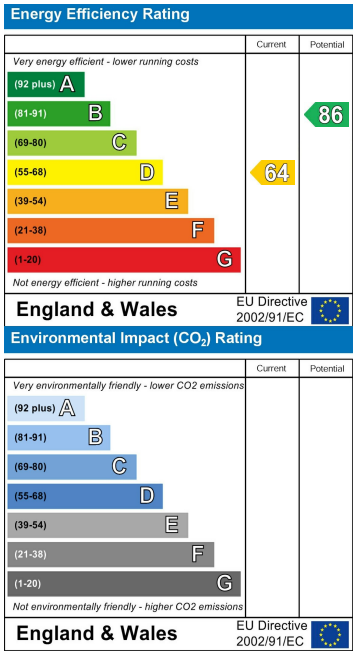












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