Robert Ellis

look no further...







Barton Street,
Beeston, Nottingham
NG9 1JX

£175,000 Leasehold

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Situated in this popular and convenient location just a stone's throw away from Beeston town centre, Beeston train station, Nottingham University and Boots Head Office. This great property is considered an ideal opportunity for first time buyers, professionals and families.

In brief, the internal accommodation comprises entrance hall, lounge/diner, kitchen, two good size double bedrooms and a shower room.

Outside, the property benefits from off-road parking to the rear, along with a single garage.

Offered for the market with the benefit of being in a ready to move into condition and NO UPWARD CHAIN. An early internal viewing comes highly recommended.





There is a communal entrance hall with stairs leading up to the flat.

Entrance Hall
uPVC double glazed front door, laminate flooring, radiator and doors to the two bedrooms, shower room and lounge/diner.

Lounge/Diner
18'5" x 10'0" (5.63 x 3.05)
Laminate flooring, radiator, uPVC double glazed window to the front and door to the kitchen.

Kitchen
8'7" x 8'7" (2.64 x 2.64)
With a range of wall, base and drawer units, work surfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge/freezer, plumbing for a washing machine, laminate flooring, tiled splashbacks, boiler cupboard housing the 'Baxi' combination boiler, radiator, uPVC double glazed window to the front.

Bedroom 1
14'2" x 9'11" (4.34 x 3.03)
Carpeted double bedroom with fitted wardrobe, uPVC double glazed window to the rear and radiator.

Bedroom 2
11'4" x 8'7" (3.46 x 2.62)
Carpeted bedroom, uPVC double glazed window to the rear and radiator.

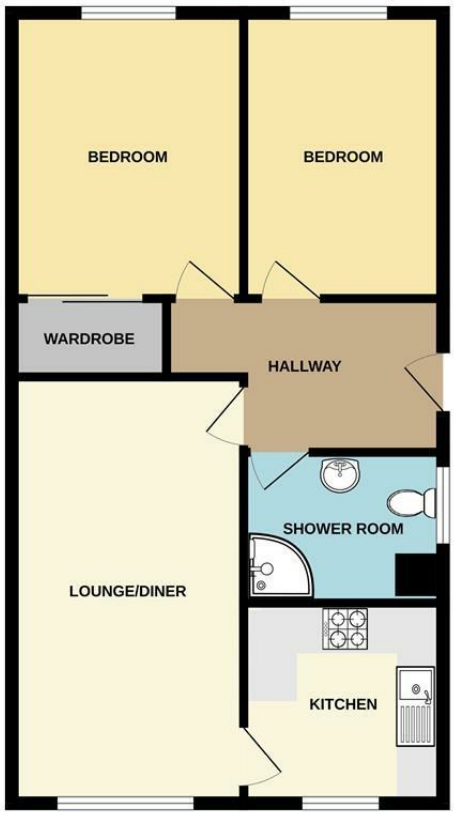
Shower Room
Incorporating a three piece suite comprising corner shower, pedestal wash hand basin, WC, heated towel rail, extractor fan and uPVC double glazed window to the side.

Outside
The property benefits from a single garage and off-road parking to the rear.



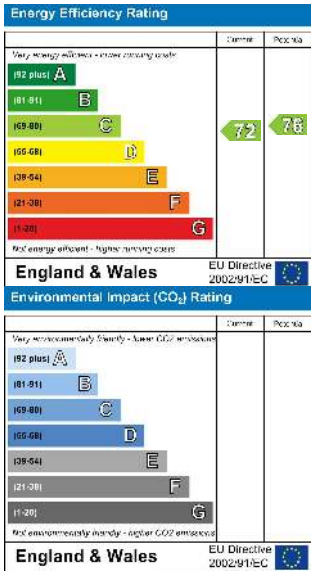


GROUND FLOOR



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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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.

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