Robert Ellis

look no further...

Meriden Avenue,
Beeston, Nottingham
NG9 2TR

£210,000 Freehold

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A well-presented traditional 1930's three-bedroom mid-terrace house.

Offering a well-proportioned and appealing interior, with the benefit of a modern kitchen diner with pantry, this excellent house will appeal to a variety of potential purchaser but is considered ideal for a first time buyer or family.

In brief the internal accommodation comprises generous entrance porch, inner hallway, kitchen diner with pantry and through sitting room, rising the first floor are three bedrooms and bathroom.

Outside the property has a drive to the front, mature and primarily lawned gardens to both and front and rear with well stocked beds and borders.

Occupying a sought-after and established residential location, convenient for Beeston town centre, The University of Nottingham, the Queens Medical Centre, and a wide variety of other facilities.

Entrance Porch
A wooden panelled entrance door, tiled flooring, UPVC double glazed window, and radiator. A second wooden door with glazed panel leads to hallway.

Entrance Hall
Radiator, meter cupboard and stairs off to the first floor landing.

Kitchen Diner
14'11" x 8'11" maximum overall measurements (4.56m x 2.72m maximum overall measurements)
With a range of modern fitted wall and base units, work surfacing with tiled splashback, inset induction hob with electric oven below, plumbing for a washing machine, wooden window, UPVC double glazed window, tiled flooring, radiator, a wooden panelled door to the exterior and useful under stairs pantry cupboard with shelving.

Sitting Room
14'11" x 11'2" (4.56m x 3.41m)
UPVC double glazed windows to the both front and rear, and radiator.

First Floor Landing
With loft hatch and UPVC double glazed window.

Bedroom One
8'11" x 8'4" plus door recess (2.73m x 2.56m plus door recess)
UPVC double glazed window and radiator.

Bedroom Two
11'2" x 7'11" (3.41m x 2.43m)
UPVC double glazed window, radiator, recessed wardrobe and further storage cupboard.

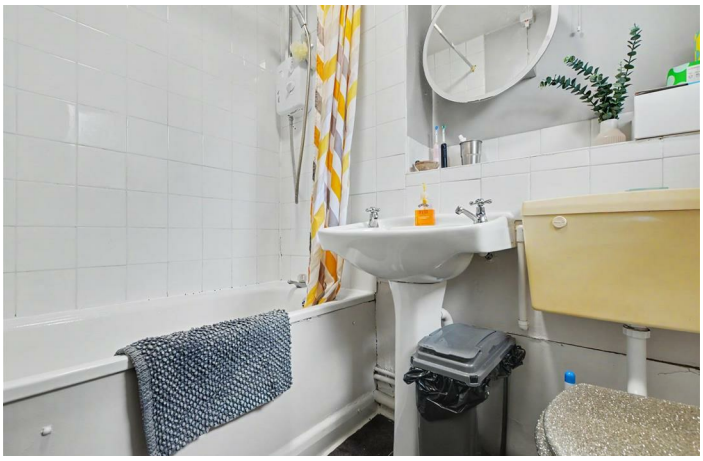
Bedroom Three
8'1" x 6'10" (2.47m x 2.09m)
UPVC double glazed window and radiator.

Bathroom
With a three-piece suite comprising WC, wall-mounted wash-hand basin, bath with Triton shower over, part-tiled walls, UPVC double glazed window, wall-mounted fan heater.

Outside
To the front the property has a drive and and established front garden with a hedge boundary, lawn and shrubs. To the rear the property has an enclosed and private mature garden, with a yard/patio with outside tap, shed and a primarily lawned garden, with mature beds and borders with shrubs and trees, and a pedestrian gate for access to the rear.

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: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
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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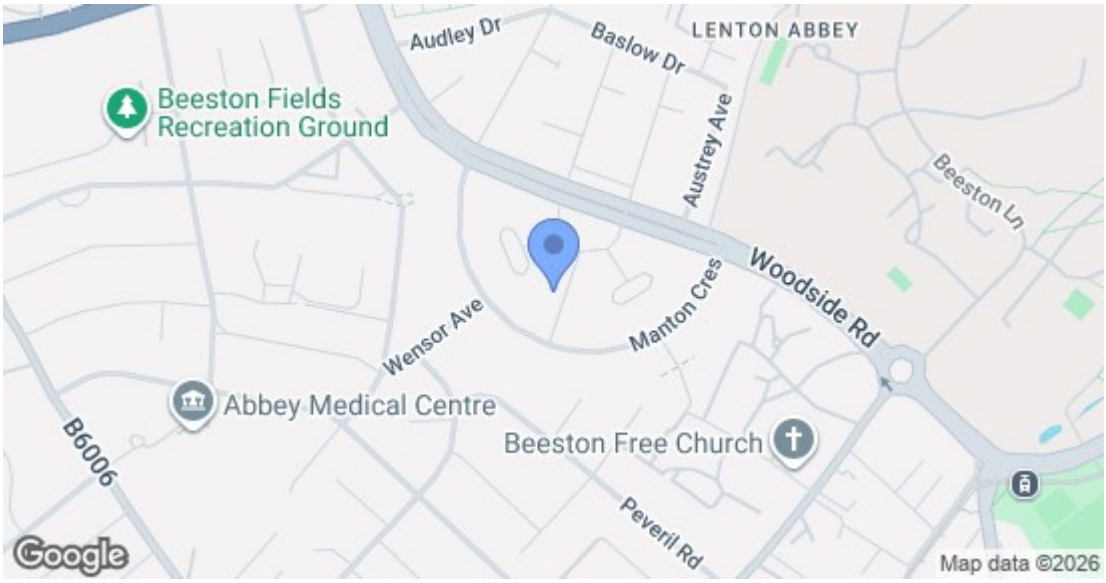

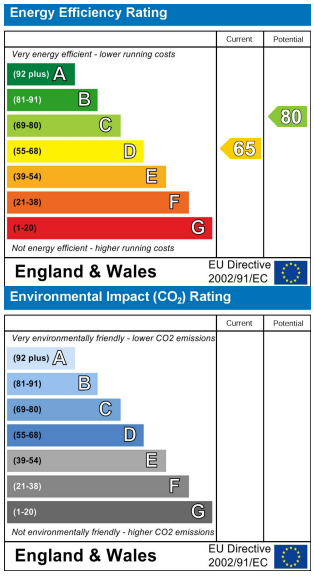

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