Robert Ellis

look no further. . .







Central Avenue,
Beeston, Nottingham
NG9 2QQ

£250,000 Freehold

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Located on Central Avenue in the desirable area of Beeston, is this delightful property boasting three bedrooms, making it an ideal home for families or professionals seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Recently renovated, this home features a brand-new kitchen that is both stylish and functional, equipped with modern appliances and ample storage. The newly fitted bathroom offers a contemporary design, ensuring comfort and convenience for all residents.

Outside, the property benefits from parking, a valuable asset in this bustling area. The location is superb, with easy access to local amenities, schools, and transport links, making it an excellent choice for those who wish to enjoy the vibrant lifestyle that Beeston has to offer.

This end-terrace house is not just a property; it is a place where you can create lasting memories. With its modern updates and prime location, it presents a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.





Entrance Hall
UPVC double glazed entrance doors, stairs to the first floor and door to the lounge.

Lounge
13'11" x 11'1" (4.26m x 3.38m)
A carpeted reception room with UPVC double glazed window to the front, radiator and door to the kitchen breakfast room.

Kitchen Breakfast Room
14'11" x 9'5" (4.55m x 2.88m)
With a range of modern wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with induction hob and extractor fan over, space for a fridge freezer, plumbing for a washing machine, laminate flooring, integrated dishwasher, radiator, useful built-in storage cupboard, UPVC double glazed window to the side and two UPVC double glazed windows to the rear and a door to the rear hallway.

Rear Hallway
With UPVC double glazed door to the rear garden and door to the WC.

Downstairs WC
Fitted with a WC, corner wash-hand basin, laminate flooring and UPVC double glazed window to the rear.

First Floor Landing
UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three-bedrooms.

Bedroom One
10'11" x 8'11" (3.34m x 2.72m)
A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the rear and radiator.

Bedroom Two
10'4" x 9'8" (3.15m x 2.95m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three
7'10" x 7'9" (2.4m x 2.38m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising panel bath with shower over, wash-hand basin inset into vanity unit, WC, tiled splashbacks, laminate flooring, wall-mounted heated towel rail, UPVC double glazed window to the side and extractor fan.

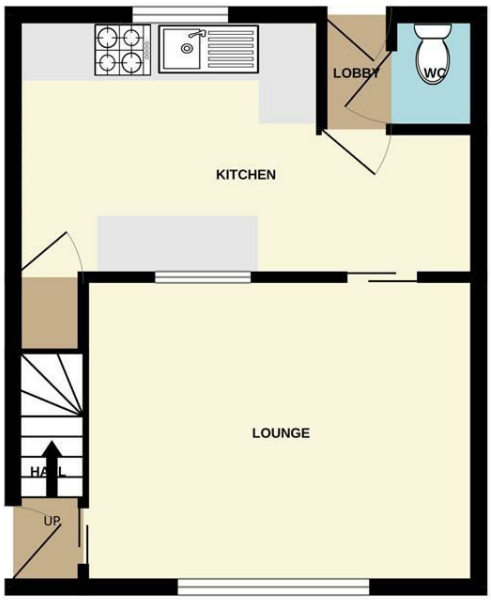
Outside
To the front of the property you will find a lawned garden and a driveway to the front and side offering ample parking. Gated side access leads to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed and fence boundaries.



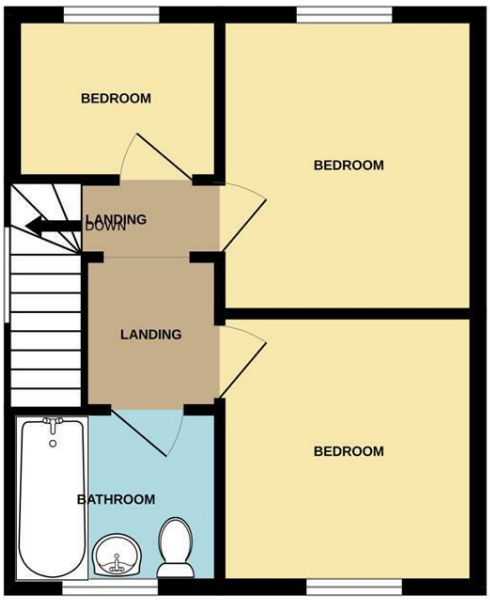


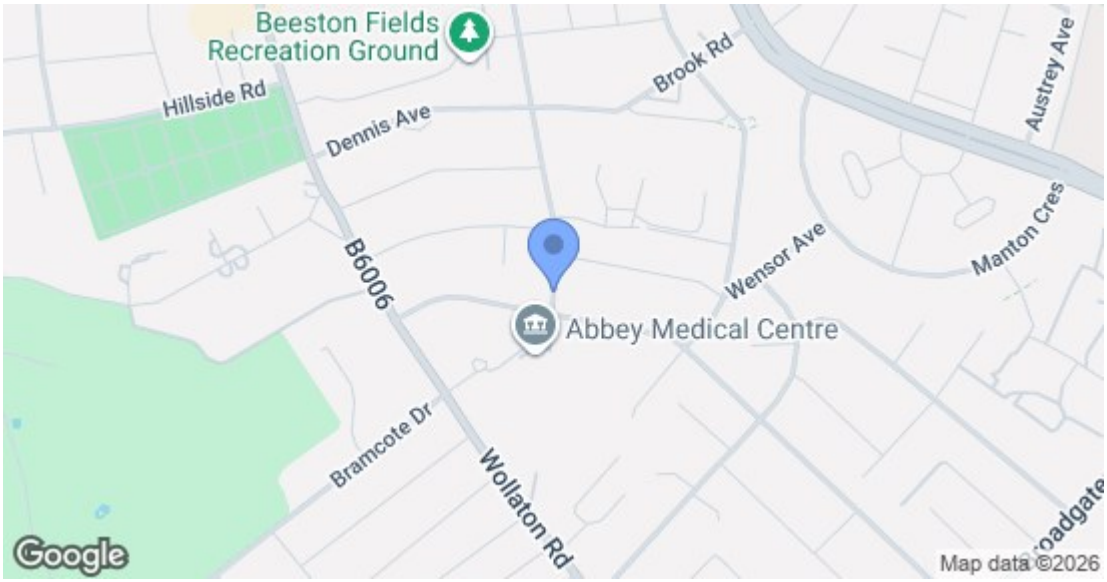
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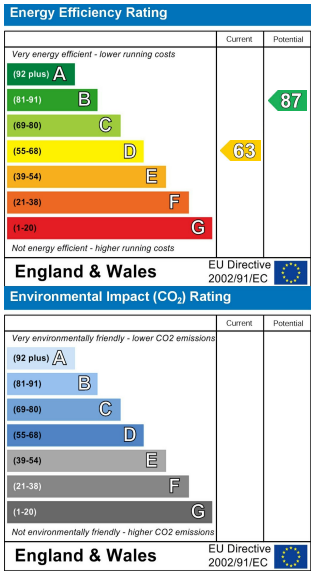
GROUND FLOOR



1ST FLOOR







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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