Robert Ellis

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Coachmans Croft,
, Nottingham
NG8 1JJ

£260,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A immaculately presented two-bedroom semi-detached house.

Situated in this sought-after and convenient residential location within easy reach of a range of local shops and amenities including schools, transport links, Wollaton Park and Queens Medical Centre, this fantastic property is considered a perfect opportunity for a range of potential purchasers.

In brief the internal accommodation comprises entrance hall, lounge, kitchen and conservatory to the ground floor, with two double bedrooms and a bathroom to the first floor.

Outside the property has a drive providing off-road parking for two vehicles and a well maintained private and enclosed garden.

Offered to the market with the benefit of ready to move into condition, this great property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
Entrance door with full height UPVC double glazed window to the side, tiled flooring, a fitted cloak cupboard, radiator and door to the lounge.

Lounge
13'9" x 12'2" (4.21m x 3.73m)
With laminate flooring, gas fire with Adam-style mantle, UPVC double glazed window to the front, radiator, stairs to the first floor and door to the kitchen.

Kitchen
12'2" x 10'1" (3.73m x 3.08m)
With a range of wall, base and drawer units, work surfaces, one and half bowl sink with mixer tap, integrated electric oven with five burner gas hob and stainless steel splashbacks with extractor fan over, space for a fridge and freezer, plumbing for a washing machine, integrated slimline dishwasher, integrated warming drawer, spotlights to ceiling, radiator, UPVC double glazed window to the rear, laminate flooring and door to the conservatory.

Conservatory
12'6" x 9'4" (3.82m x 2.87m)
With laminate flooring, radiator, motorised blinds to the roof panels, UPVC double glazed French doors with flanking windows to the rear and UPVC double glazed windows to the side with pleated blinds.

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

Bedroom One
12'4" x 10'2" (3.76m x 3.1m)
Laminate flooring, airing cupboard, UPVC double glazed window to the front and radiator.

Bedroom Two
10'3" x 6'8" (3.12m x 2.03m)
Laminate flooring, UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed window to the rear, wall-mounted heated towel rail and spotlights.

Outside
To the front of the property you will find a block paved driveway with off-road parking for two vehicles, mature plants and gated side access leading to the well-maintained private and rear garden which is primarily pebbled and features a composite patio area, a range of mature plants and shrubs, useful storage shed, power points, outside tap and fence boundaries.

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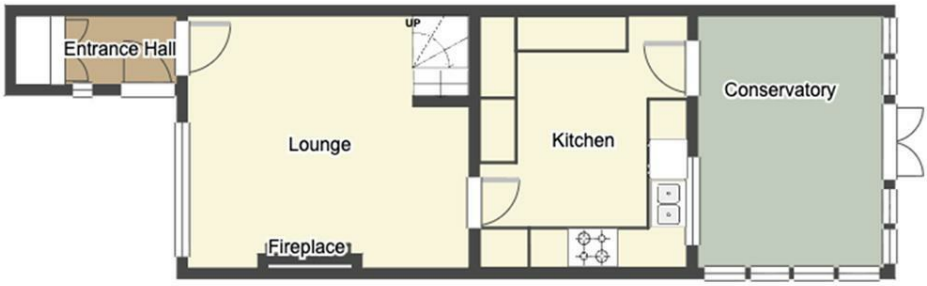

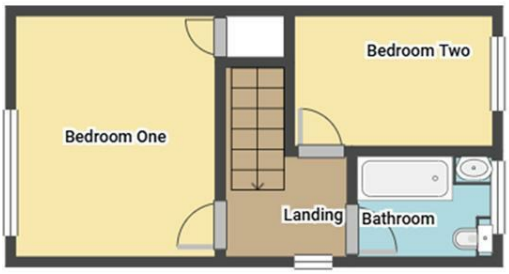

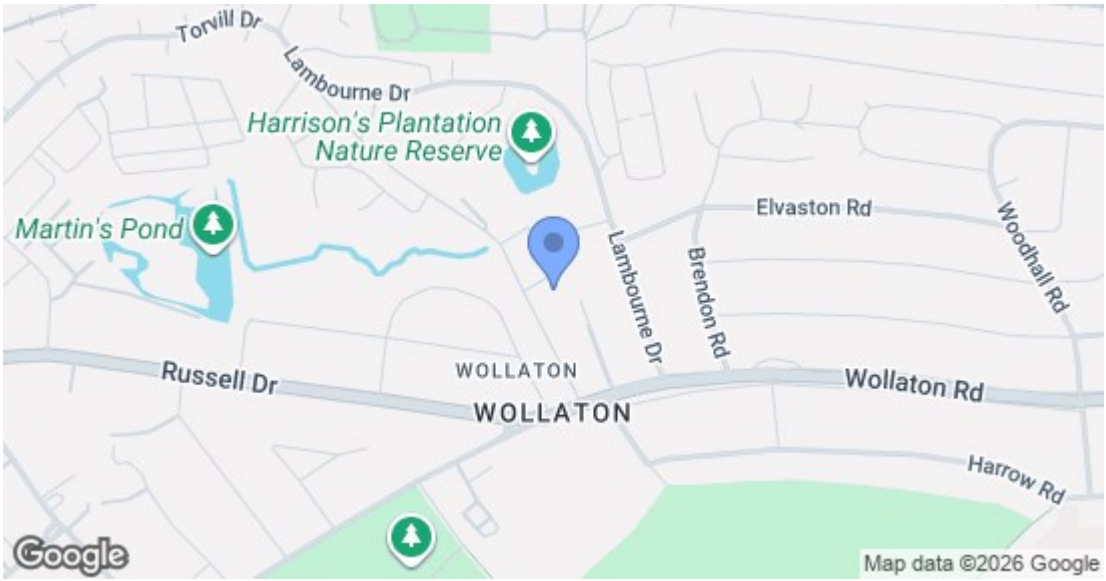

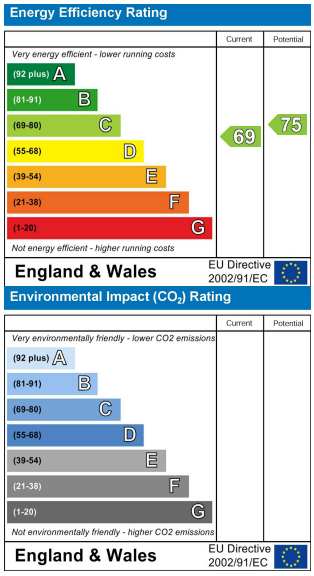

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888