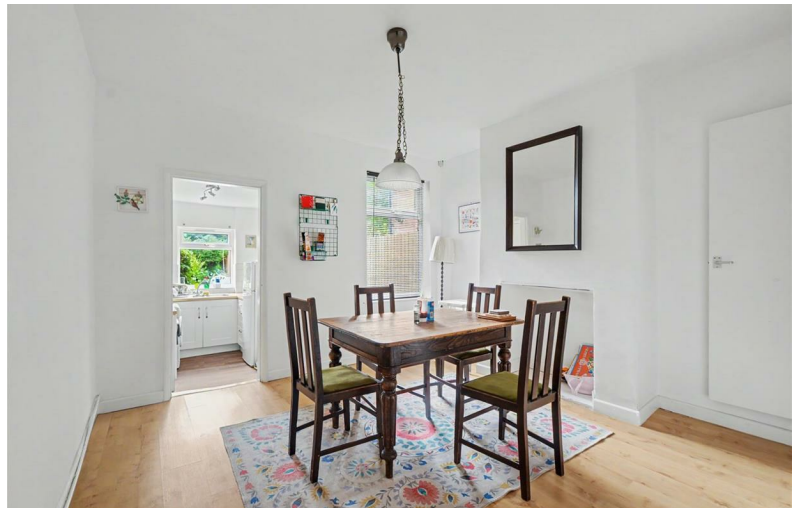


Robert Ellis

look no further...



Wollaton Road,
Beeston, Nottingham
NG9 2NP

£220,000 Freehold

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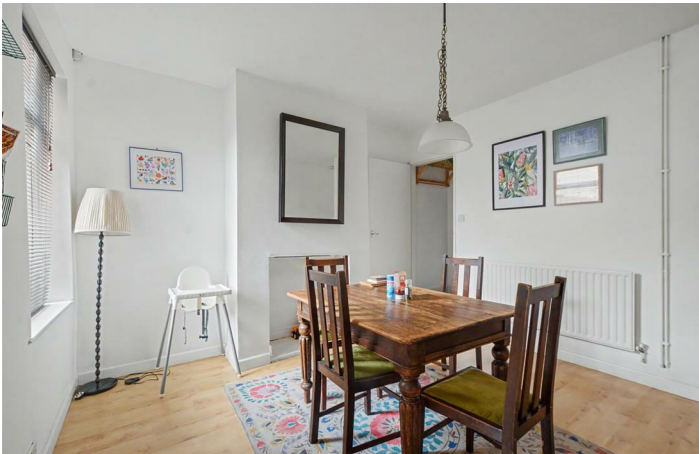
An instantly attractive two-double bedroom Victorian mid-terrace house.

This period property comes to the market in a ready to move into condition, offering a modern and contemporary interior. Stepping into the front door you are welcomed by a generous living room with feature period style fireplace, moving through this room to a separate dining room beyond which is a fully fitted modern kitchen.

Rising to the first floor, the landing provides access to two well-proportioned bedrooms and bathroom. The property is centrally heated with a combination boiler and is double glazed throughout.

Situated in this highly regarded north-west suburb of Beeston, within walking distance of the market town centre itself which offers a fantastic variety of local independent retailers and a regular market in the square, and a superb range of cafe's, bars, bistros and restaurants catering for all tastes. Beeston also has its own cinema and fantastic transport links with bus, tram and train, which has direct links to London St. Pancras.

We believe this property will make a fantastic first home as well as those looking to downsize to a comfortable and convenient base. Viewing is recommended.



Lounge

12'2" x 11'10" (3.71m x 3.63m)

Period style fireplace with inset coal-effect gas fire. Radiator, double glazed window and front entrance door.

Inner Lobby

With understairs store cupboard and access to dining room.

Dining Room

11'11" x 12'2" (3.64m x 3.71m)

Radiator, double glazed window to the rear.

Kitchen

9'6" x 6'10" (2.92m x 2.10m)

Fitted with a range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and a small breakfast bar. Double glazed window. Single glazed rear exit door.

First Floor Landing

Radiator, doors to bedrooms and bathroom.

Bedroom One

12'2" x 11'10" (3.71m x 3.61m)

Useful over stairs store closet, radiator, double glazed window to the front.

Bedroom Two

12'0" x 9'2" (3.67m x 2.80m)

Radiator, double glazed window to the rear.

Bathroom

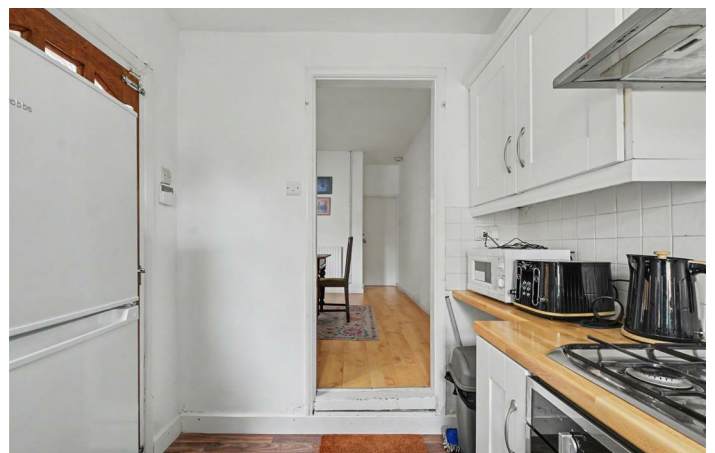
9'7" x 6'9" (2.94m x 2.08m)

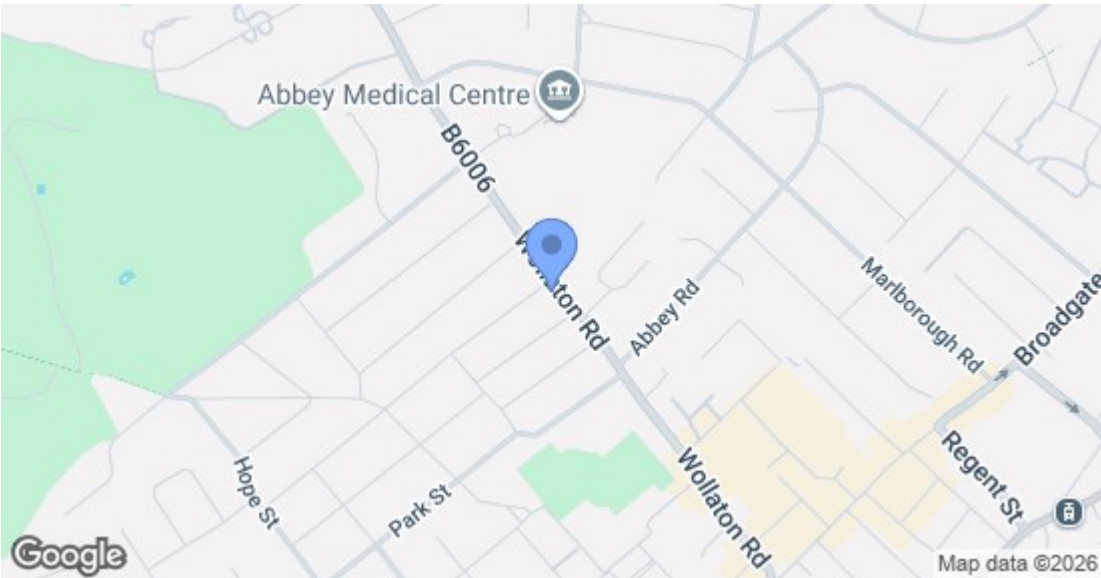
Four-piece suite comprising pedestal wash-hand basin, low-flush WC, bath and separate shower cubicle with electric shower. Cupboard housing gas combination boiler (for central heating & hot water), radiator and double glazed window.

Outside

The property is set slightly back from the road with a dwarf walled front garden and footpath leading to the front door. To the rear there is yard area and gated shared

access and passage way leading to the front of the terrace, beyond this is a good sized garden laid mainly to lawn. At the foot of the plot is a garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.