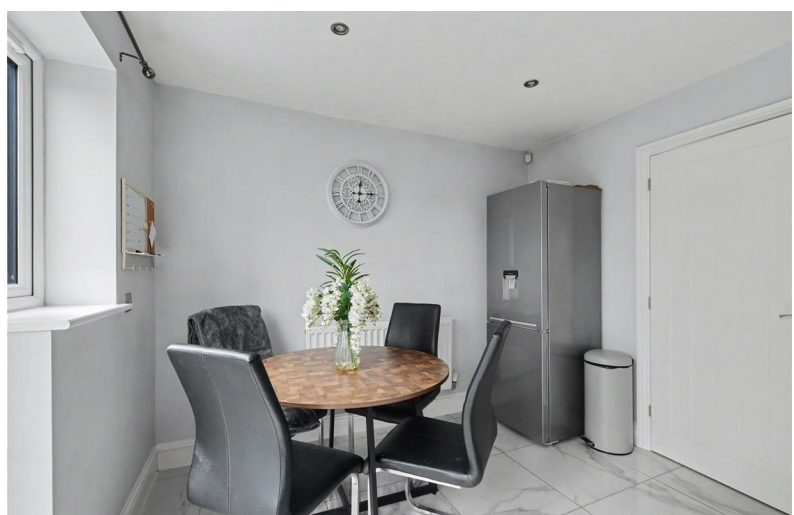
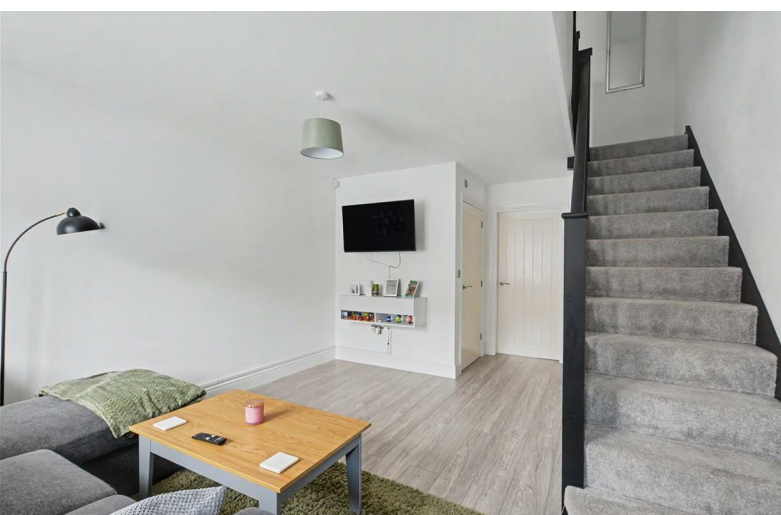




Patient Close,
Beeston, Nottingham
NG9 4HA

£225,000 Freehold



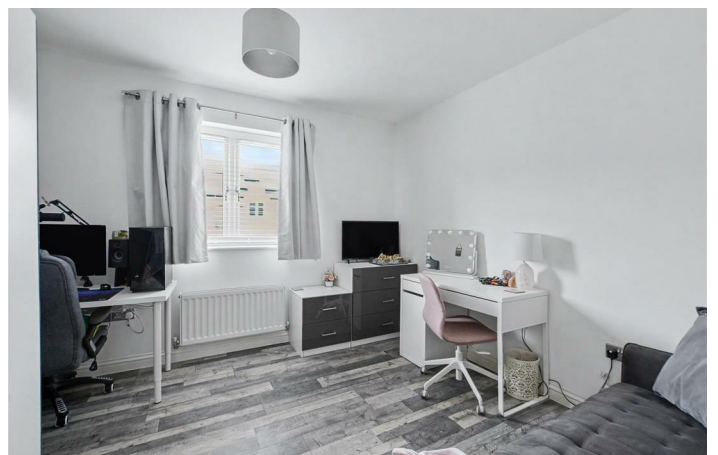
A modern two-double bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief the internal accommodation comprises: lounge, kitchen diner and WC to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a tarmac driveway with one parking spaces and gated access leading to the sunny south facing garden, which includes a decking area overlooking the lawn beyond and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, no upward chain and ready to move in condition, this property truly must be viewed in order to be fully appreciated.



Lounge

14'9" x 12'4" (4.5m x 3.76m)

A composite entrance door, laminate flooring, UPVC double glazed window to the front, radiator, stairs to the first floor, large understairs storage cupboard and doors to the kitchen diner and WC.

Downstairs WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled flooring and splashbacks, radiators, spotlights and extractor fan.

Kitchen Diner

12'4" x 9'10" (3.78m x 3m)

Fitted with a range of wall, base and drawer unit, work surfaces, one-and-half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob with extractor fan over, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, tiled flooring and splashbacks, radiator, spotlights and UPVC double glazed French doors with flanking windows to the rear.

First Floor Landing

With loft-hatch and doors to the bathroom and two bedrooms.

Bedroom One

12'4" x 9'10" (3.78m x 3m)

With laminate flooring, feature panelled wall, UPVC double glazed window to the rear and radiator.

Bedroom Two

12'3" x 10'3" (3.75m x 3.13m)

With laminate flooring, built-in storage cupboard, UPVC double glazed window to the front and radiator.

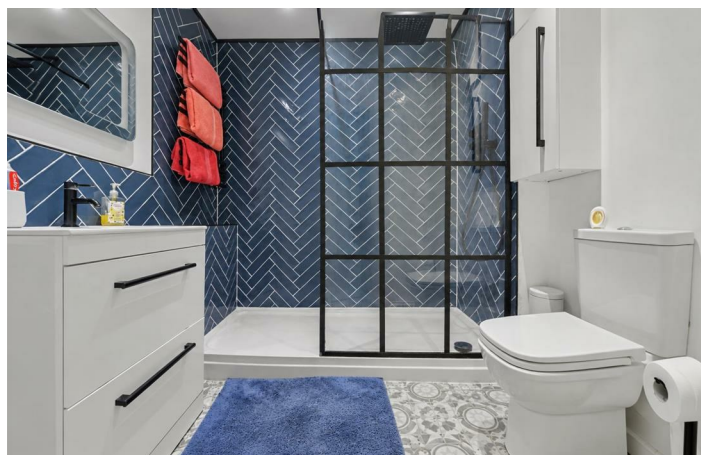
Bathroom

Incorporating a three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, wall-mounted vanity unit, spotlights and extractor fan.

Outside

To the front of the property you will find a designated parking space and gated access to the low-maintenance

rear garden which includes decking area, patio, lawned area and fence boundaries.



Robert Ellis
ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

5 PATIENT CLOSE, CHILWELL
TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.