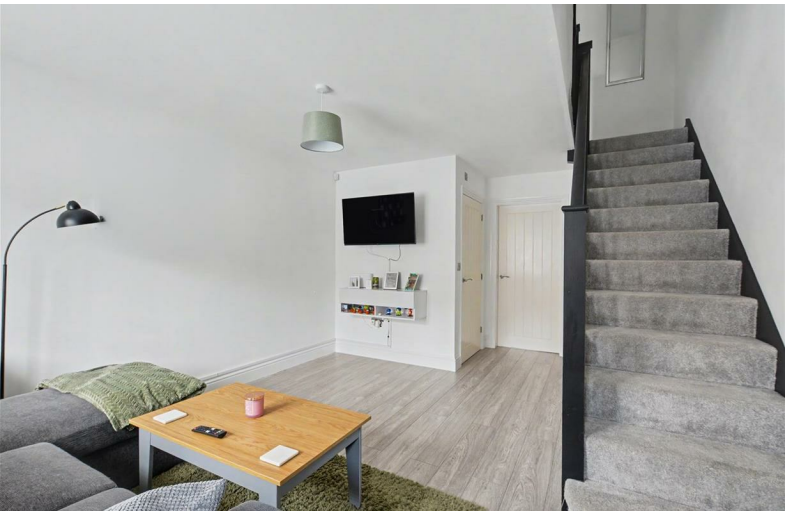
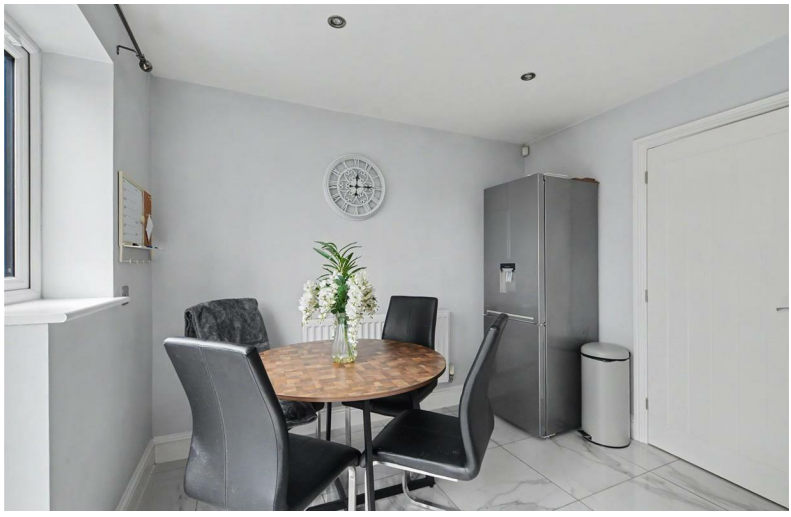
Robert Ellis

look no further...







Patient Close,
Beeston, Nottingham
NG9 4HA

£225,000 Freehold

0115 922 0888

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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.

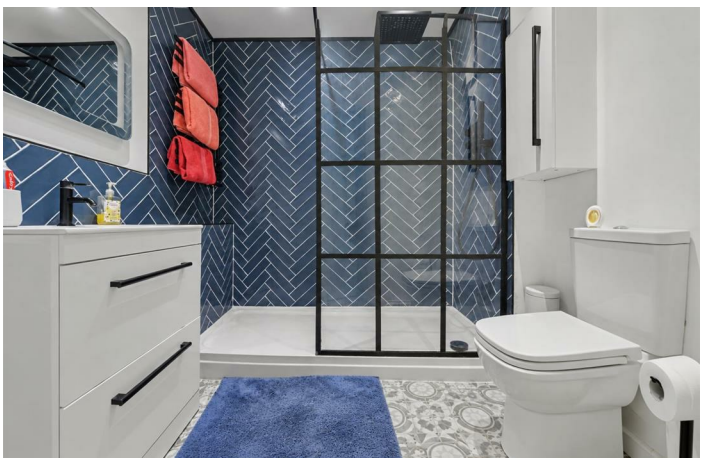
First Floor Landing
With loft-hatch and doors to the bathroom and two bedrooms.

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.

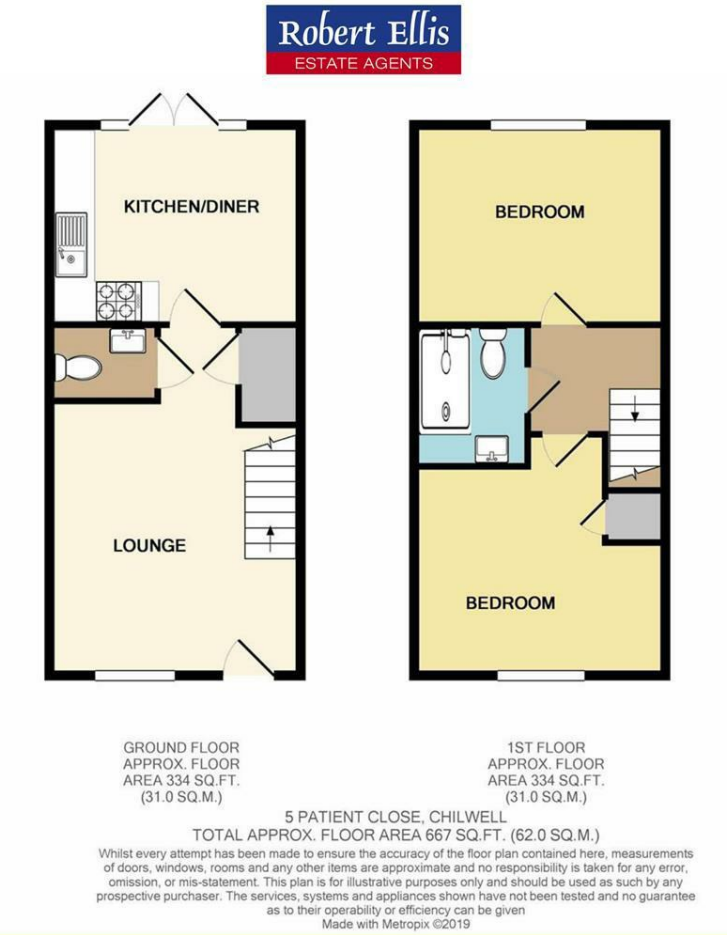
Bedroom Two
12'3" x 10'3" (3.75m x 3.13m)
With laminate flooring, built-in storage cupboard, UPVC double glazed window to the front and radiator.

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.

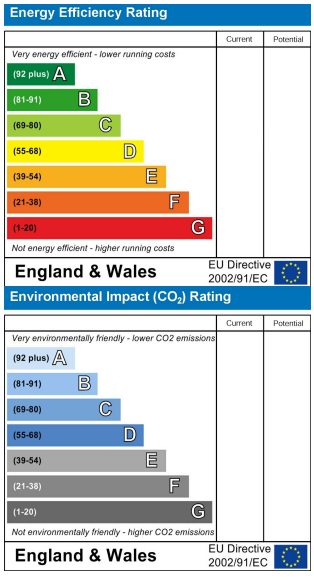
Outside
To the front of the property you will find a designated parking space and gated access to the low-maintenance rear garden which includes decking area, patio, lawned area and fence boundaries.











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