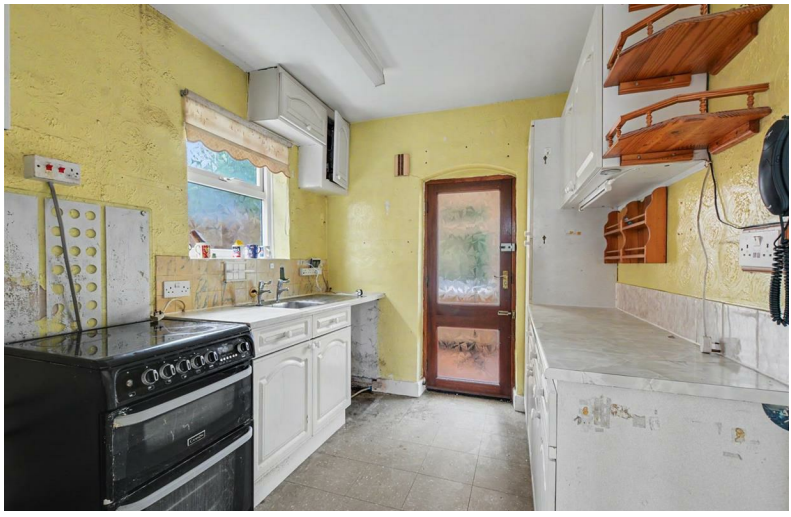
Robert Ellis

look no further...







Robinet Road,
Beeston, Nottingham
NG9 1GP

£170,000 Freehold

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A two-bedroom end-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and Beeston town centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first-time buyers, young-professionals, investors and developers.

In brief the internal accommodation comprises entrance hall, lounge, kitchen, dining room and lean-to to the ground floor with two good sized bedrooms and a bathroom to the first floor.

Outside you will find a mature frontage with gated access to the rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fence boundaries.

Offered to the market with the benefit of chain free vacant possession and plenty of potential, an early internal viewing comes highly recommended.





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

Lounge
13'0" x 10'11" (3.98m x 3.35m)
Laminate flooring, UPVC double glazed bay window to the front, electric fire, radiator and opening to the kitchen.

Kitchen
8'11" x 7'7" (2.74m x 2.33m)
Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer, space for a cooker, fridge and washing machine, tiled splashbacks, UPVC double glazed window to the side and UPVC double glazed door to the lean-to and door to the dining room.

Dining Room
10'7" x 8'1" (3.24m x 2.48m)
A carpeted reception room with radiator and UPVC double window to the rear.

Lean-To
With tiled flooring, UPVC double glazed door to the rear and UPVC double glazed door to the rear and UPVC double glazed windows all around.

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

Bedroom One
16'1" x 10'11" (4.92m x 3.35m)
A carpeted double bedroom with UPVC double glazed window to the front, built-in wardrobe and radiator.

BedroomTwo
10'2" x 8'11" (3.1m x 2.74m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

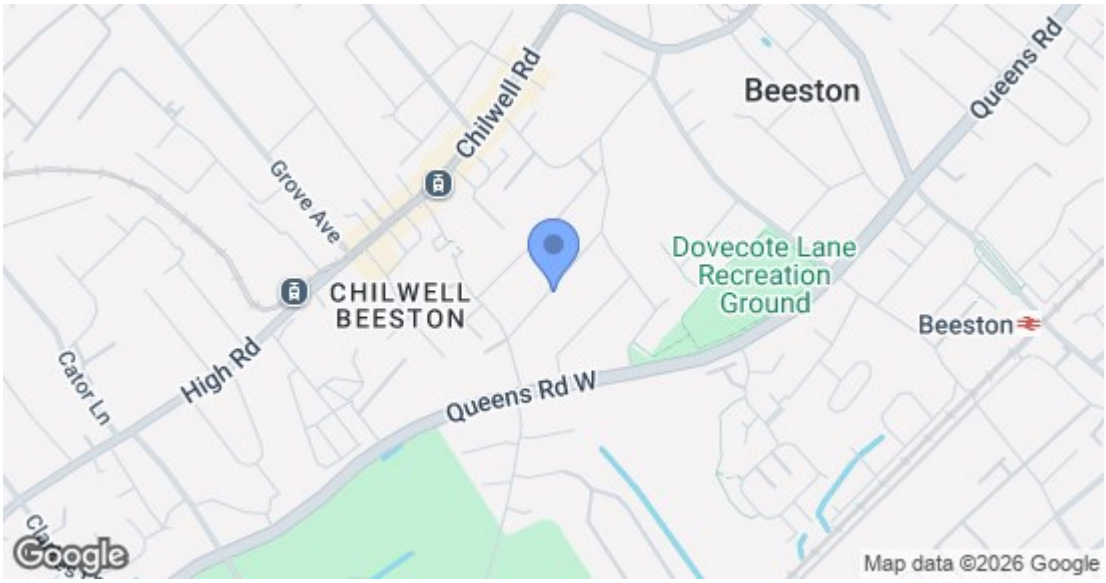
Shower Room
Incorporating a three-piece suite comprising shower, pedestal wash-hand basin, WC, tiled floors, radiator and UPVC double glazed window to the rear.

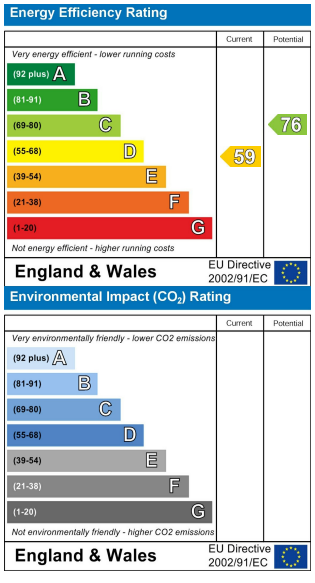
Outside
Outside you will find a mature frontage with gated access to the rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fence boundaries.











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.

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