Robert Ellis
ESTATE AGENTS









60a Imperial Road, Beeston, Nottingham, NG9 1FB

£1,450 Per Month

- Extended Three Bedroom End Terraced House
- En-suite to Master Bedroom
- Tree Lined Road within North West Beeston
- Generous Master Bedroom
- Well Proportioned Room Sizes Throughout
- Private and Enclosed Courtyard Style Garden
- Wide Range of Local Amenities
- Driveway with Garage

130 High Road, Beeston, Nottingham, NG9 2LN
0115 9229090
letting@robertellis.co.uk

60a Imperial Road, Nottingham NG9 1FB

*** BEAUTIFUL 3-BEDROOM HOME, IN THE HEART OF BEESTON***

Robert Ellis are pleased to present this excellent property; offers a well proportioned and versatile interior with a particularly impressive open plan kitchen diner and master en-suite bedroom.

In brief, the contemporary interior comprises entrance hall, through lounge diner breakfast kitchen, rear hall, WC and garage with utility area to the ground floor. Rising to the first floor there is a generous master en-suite bedroom, two further double bedrooms and family bathroom.

Outside, the property has a drive providing car standing with the garage beyond. There are mature and private gardens to both front and rear.

3 2 2 D

Council Tax Band: B







Entrance
Composite double glazed entrance door leads to hallway, radiator, stairs off to first floor landing.

Through Lounge Diner
21'10" x 16'2" decreasing to 12'0"
uPVC double glazed window to the front, uPVC double glazed patio door leading to the rear garden, hard wired internet connection and two radiators.

Breakfast Kitchen
18'9" x 9'10"
With an extensive range of fitted wall and base units, Granite composite work surfacing with splashbacks, one and a half sink with mixer tap, a Rangemaster cooker with gas hob, grill and electric ovens below, American style fridge freezer integrated dishwasher, two uPVC double glazed windows, radiator, double glazed composite door leading to the rear garden.

Rear Hall
With useful understairs storage.

Downstairs WC
WC, wall mounted wash hand basin with tiled splashback inset to vanity unit, extractor fan.

Garage with Utility Area
13'6" x 10'2"
Remote controlled electric roller door to the front, light, power, wall mounted boiler, a tap and plumbing for a washing machine.

First Floor Landing
With loft hatch.

Bedroom One
22'4" x 9'8"
Two radiators, two uPVC double glazed windows and hard wired internet connection.

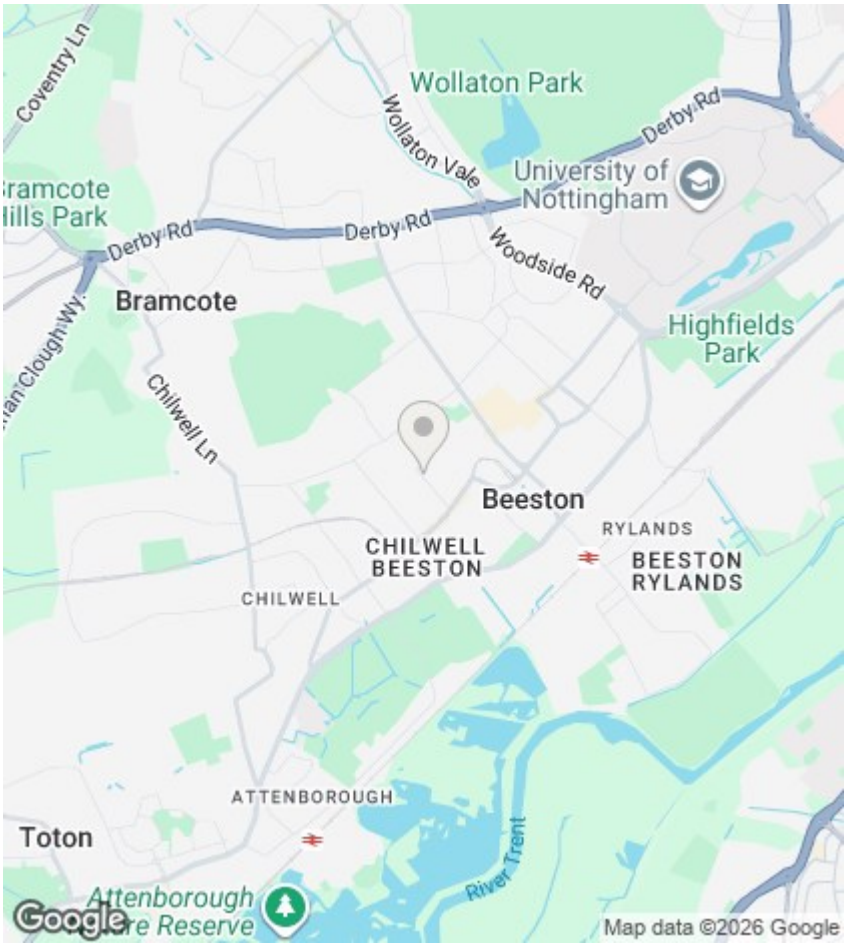
En-Suite
With modern fitments in white comprising WC, twin wash hand basin inset to vanity unit, walk in double shower cubicle with Mira pumped power shower over, fully tiled walls, wall mounted heated towel rail, extractor fan, loft hatch, uPVC double glazed window.

Bedroom Two
13'1" x 10'3"
uPVC double glazed window, radiator, fitted cupboard and hard wired internet connection

Bedroom Three
11'2" x 9'3"
uPVC double glazed window and radiator and hard wired internet connection

Family Bathroom
With modern fitments in white comprising WC, pedestal wash hand basin, "P" shaped bath with Mira pumped power shower over, fully tiled walls, wall mounted heated towel rail, uPVC double glazed window, airing cupboard housing the hot water cylinder with shelves above.

Outside
To the front the property has a drive providing car standing with the integral garage beyond and an enclosed private front garden with mature hedge and trees, gravel area and shrubs. To the rear the property has an enclosed courtyard style garden with a patio and pagoda over, outside tap, gravel area, raised border with shrubs and trees, power point.



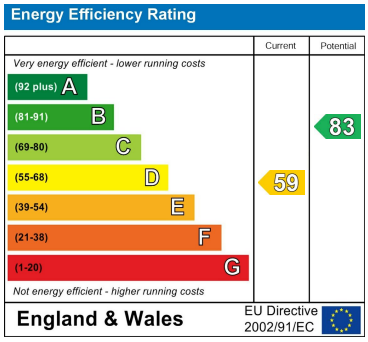
Directions

Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:

D



Robert Ellis
ESTATE AGENTS





130 High Road, Beeston, Nottingham, NG9 2LN
0115 9229090
letting@robertellis.co.uk