Robert Ellis

look no further...







University Boulevard,
Beeston, Nottingham
NG9 2GJ

£395,000 Freehold

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An attractive and individual three-bedroom detached house.

Offering a clean and tidy interior yet also displaying excellent potential for the incoming purchaser to alter and improve, this deceptive property will appeal to a wide variety of potential purchasers.

In brief the generous interior comprises entrance porch, hallway, WC, dining room, sitting room, kitchen and utility to the ground floor, rising to the first floor are two-double bedrooms, a further single bedroom, WC and shower room.

Outside the property has a drive providing car standing with the garage beyond and an established front garden and to the rear there is an enclosed and landscaped garden.

Offered to the market with the benefit of chain free vacant possession and being situated in an extremely central and convenient Beeston location well placed for the town centre, excellent transport links, Queens Medical Centre and the University of Nottingham.





Entrance
UPVC double glazed door leads to porch, second wooden door with colour leaded glazing leads to entrance hallway.

Hallway
With radiator, understairs cupboard and stairs off to the first floor landing.

Downstairs WC
Fitted with a WC, wall-mounted wash-hand basin with tiled splashback, feature oval wooden window with colour leaded glazing.

Dining Room
14'8" x 11'11" (4.48m x 3.65m)
UPVC double glazed window and radiator.

Sitting Room
16'11" x 12'4" (5.16m x 3.77m)
UPVC double glazed patio doors to the rear, two wooden windows with secondary glazing, radiator and fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

Kitchen
10'10" x 9'8" (3.31m x 2.95m)
Wall and base units, work-surfacing with tiled splashback, one-and-a-half bowl sink with mixer tap, inset electric oven and grill, inset gas hob with extractor above, radiator with decorative cover and UPVC double glazed window.

Utility
9'9" x 4'11" (2.99m x 1.50m)
With wooden window, plumbing for a washing machine, fitted work surfacing, fitted cupboard and wall-mounted Worcester boiler.

First Floor Landing
With stairs rising from the ground floor, feature coloured leaded wooden stair light with secondary glazing, radiator and loft-hatch.

Bedroom One
14'8" x 11'11" (4.49m x 3.64m)
UPVC double glazed bay window and radiator.

Bedroom Two
UPVC double glazed window, radiator, wooden window with secondary glazing, fitted wardrobes and dressing table.

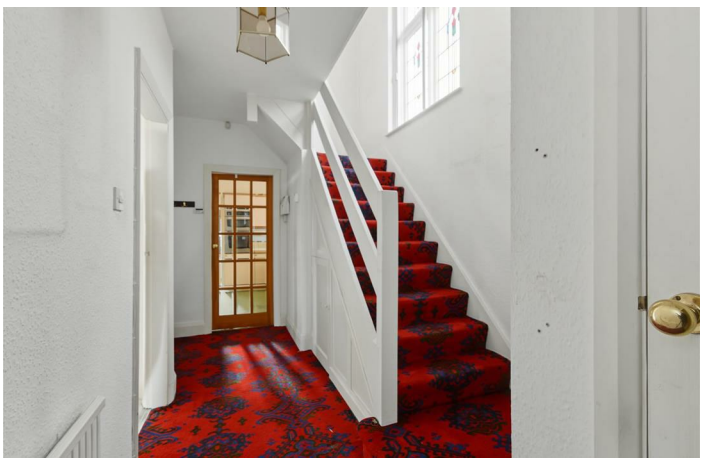
Bedroom Three
8'11" x 6'10" (2.72m x 2.10m)
UPVC double glazed window and radiator.

Separate WC
Fitted with a WC and wooden window.

Shower Room
Fitted shower tray with curtain and mains controlled shower over, part-tiled walls, wash-hand basin inset to vanity unit with mirror and light above, radiator, tiled flooring, UPVC double glazed window, extractor fan and an airing cupboard housing the hot water cylinder.

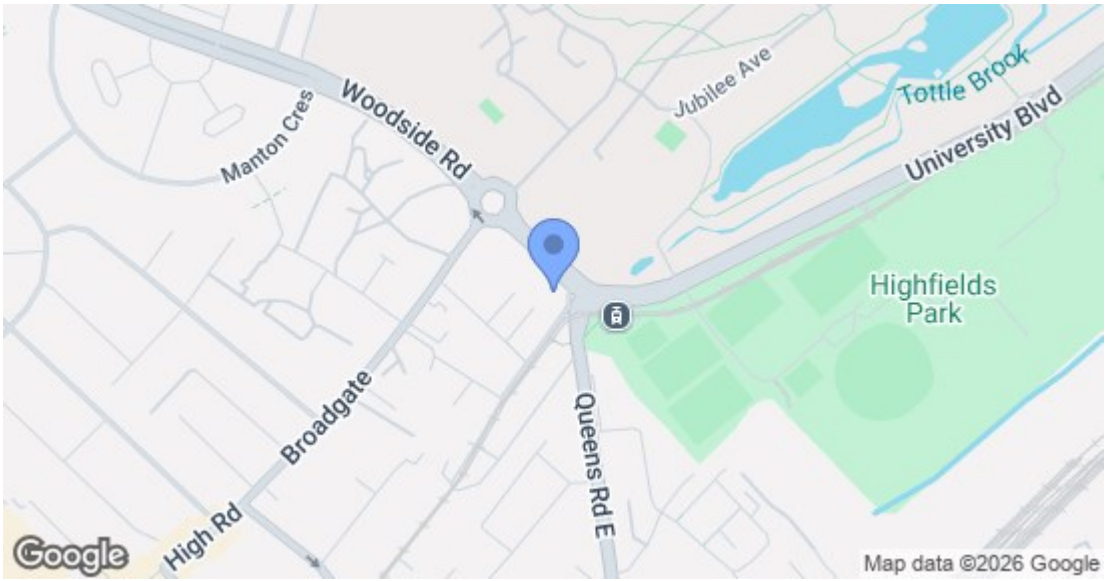
Outside
To the front the property has a drive with the garage beyond and established shrubs boarders. Gated access leads along side the property to the rear garden. To the rear the garden is landscaped with paving, outside tap, timber shed, and well stocked beds and borders with shrubs and trees.

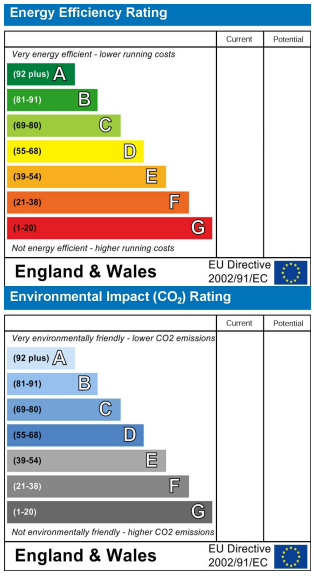
Garage
15'5" x 8'9" (4.71m x 2.68m)
Up and over door to the front, pedestrian door to the rear, light and power.











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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