



Robinet Road, Beeston, Nottingham, NG9 1GP
£225,000 Freehold


MARTIN&CO

Robinet Road, Beeston

2 Bedrooms, 1 Bathroom

£225,000

- Two Bedroom Mid-Terrace House
- Some TLC Required
- Sought After Location
- Enclosed South-East Facing Garden
- Ideal FTB or BTL
- No Onward Chain
- Freehold

Situated in this sought after location just a short distance from Beeston town centre with its array of local amenities and transport links this spacious, two bedroom mid-terrace property makes an ideal first time purchase or buy to let investment. Requiring some TLC and upgrading, the property briefly comprises of an entrance hall, living room with bay window, kitchen/diner, conservatory, two bedrooms and a fitted bathroom. Externally, the property offers both front and enclosed, south-east facing rear garden. The property is being offered to the market with no onward chain.



HALLWAY Accessed via an external uPVC door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' x 12' 9" (3.96m x 3.89m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, under stairs storage cupboard, wall mounted radiator and ceiling light.

KITCHEN/DINER 15' 10" x 11' (4.83m x 3.35m) With a fitted kitchen comprising a of a range of high and low level fitted units with a squared edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, cooker point, wood effect laminate flooring, uPVC double glazed window to the rear elevation and external door to the conservatory and fitted ceiling spotlights. The dining area has wood effect laminate flooring, wall mounted radiator and uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

CONSERVATORY 10' x 7' 3" (3.05m x 2.21m) With a

range of uPVC double glazed windows to three elevations, vinyl floor covering, washing machine plumbing and uPVC double glazed French doors leading out to the rear garden.

LANDING With a fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 11' 10" x 11' (3.61m x 3.35m) With a fitted carpet, a range of fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' x 8' 2" (2.74m x 2.49m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a fitted suite consisting of a panelled bath with a chrome mixer tap and mains fed mixer bar shower over, low flush w.c. and vanity wash hand basin unit, vinyl floor covering, chrome heated towel rail, full wall tiling, opaque uPVC double glazed

window to the rear elevation and ceiling light.

EXTERNAL With an enclosed south-east facing rear garden which is mainly laid to lawn with a range of mature shrubs and trees, including an apple tree, a patio area, fenced boundary and access to the rear. The front garden is mostly paved with gravelled areas and parking for one car (no dropped kerb).









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