



Dennis Avenue,  
Beeston, Nottingham  
NG9 2PQ

**£209,000 Freehold**



An ideally placed two bedroom, mid terrace property within walking distance to Beeston High Street.

This great property would make an ideal purchase for a large variety of buyers who are looking to put there own stamp on a purchase including first time buyers, young professionals or investors looking to add to a buy to let portfolio.

Centrally located the property has the advantage of a large variety of local amenities including; supermarkets, restaurants, healthcare facilities, local coffee shops and schools. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief the property comprises; entrance hall, living room, breakfast kitchen, conservatory and downstairs WC. Then rising to the first floor are two double bedrooms and a family bathroom.

The property also has the benefit of a low maintenance front garden that is primarily paved with a footpath to the front door. To the rear is a long garden, that backs onto the park, most of the garden is lawned with mature shrubs and a brick built shed to the very bottom.

With an ideal location and well proportioned rooms this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring and radiator.

### Living Room

12'8" x 11'8" (3.87m x 3.56m )

UPVC double glazed window to the front, gas fire place and radiator.

### Breakfast Kitchen

12'9" x 8'11" (3.91m x 2.73m )

Fitted with a range of wall, base and drawer units, rolled edged work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with electric hob above and extractor fan over, integrated fridge freezer and washing machine, further useful appliance space, tiling to walls and floor, radiator, two UPVC double glazed windows to the rear and door leading into the rear lobby.

### Rear Lobby

With doors leading into the downstairs WC and the conservatory.

### Downstairs WC

Fitted with a low level WC and wash hand basin.

### Conservatory

9'1" x 8'10" (2.79m x 2.70m )

UPVC and brick construction, carpet flooring, radiator and UPVC double glazed door to the garden.

### First Floor Landing

Stairs rising from the ground floor and loft access.

### Bedroom One

14'2" x 10'11" (4.33m x 3.33m )

Two UPVC double glazed windows to the rear, carpet flooring, fitted wardrobes and radiator.

### Bedroom Two

9'10" x 9'3" (3.01m x 2.82m )

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

### Bathroom

Fitted with a three piece suite comprising; panelled bath

with electric shower over, low level WC, wash hand basin inset to vanity unit, tiling to walls, radiator and obscure UPVC double glazed window to the front.

### Outside

A low maintenance front garden that is primarily paved with a footpath to the front door. To the rear is a long garden, that backs onto the park, most of the garden is lawned with mature shrubs and a brick built shed to the very bottom.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.