



Appleton Road,  
Beeston Rylands, Nottingham  
NG9 1NE

**£285,000 Freehold**



A Spacious three-bedroom, detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including Beeston Town Centre, schools, transport links and Beeston Marina, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance porch, dining room, lounge and kitchen to the ground floor with three good sized bedrooms, bathroom and separate WC to the first floor.

To the front of the property you will find a mature garden with a range of plants and shrubs, and a blocked paved driveway with side access leading to the private and enclosed rear garden which includes a concrete patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, and a green house.

Offered to the market with the benefit of no upward chain, UPVC double glazing and gas central heating throughout and offers excellent potential for an incoming purchaser to upgrade and modernise to suit their own personal needs and requirements. An early internal viewing comes highly recommended in order to fully appreciated.



### Entrance Porch

UPVC double glazed entrance door with flanking windows and secondary door leading to the dining room.

### Dining Room

13'8" x 13'0" reducing to 8'11" (4.17m x 3.98m reducing to 2.73m )

A carpeted reception room with two radiators, UPVC double glazed window to the front, stairs to the first floor, useful built in cloak cupboard and doors to the kitchen and lounge.

### Lounge

19'2" x 10'11" (5.85m x 3.35m )

A carpeted reception room with UPVC double glazed window to the rear, radiator and electric fire.

### Kitchen

Fitted with a range of wall, base and drawer units, work surfaces, single sink and drainer unit, space for a cooker, plumbing for washing machine, laminate flooring, tiled splashbacks, and a UPVC double glazed door and window to the side.

### First Floor Landing

UPVC double glazed window to the front, radiator, loft hatch, built cupboard housing the 'Baxi' combination boiler, and doors to the WC, bathroom and three bedrooms.

### Bedroom One

13'7" x 9'11" (4.16m x 3.04m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

10'7" x 8'10" (3.23m x 2.7m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

11'0" reducing to 7'8" x 9'11" (3.36m reducing to 2.36m x 3.03m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Comprising: panelled bath with shower over, wash hand basin inset to vanity unit, laminate flooring, tiled walls, two UPVC double glazed windows to the side, and radiator.

### Separate WC

Fitted with a low level WC, laminate flooring, radiator, and UPVC double glazed window to the side.

### Garage

15'9" x 8'3" (4.82m x 2.52m)

Up and over garage door to the front, window to the side, power and UPVC double glazed pedestrian door to the rear.

### Outside

To the front of the property you will find a mature garden with a range of plants and shrubs, and a blocked paved driveway with side access leading to the private and enclosed rear garden which includes a concrete patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, and a green house.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

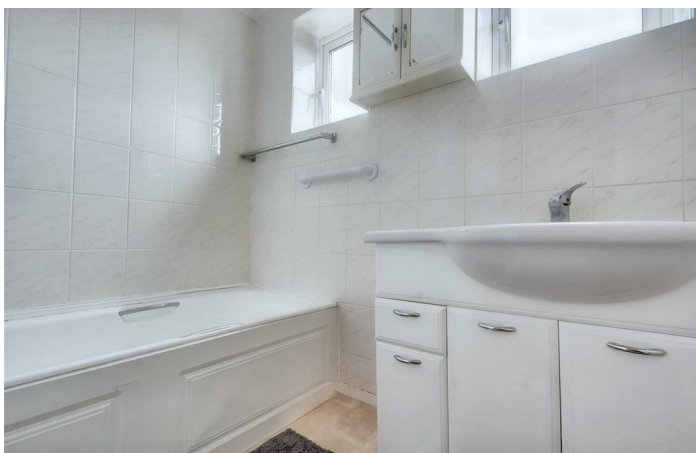
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

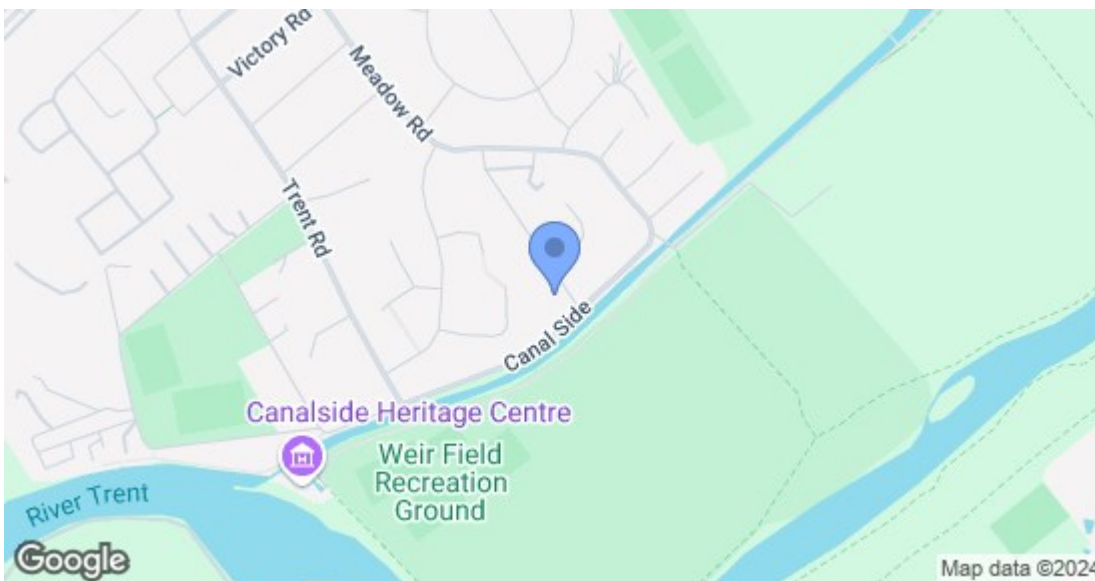
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	

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