



Kent Avenue,
Beeston, Nottingham
NG9 1HA

£325,000 Freehold



A deceptively spacious, five-bedroom end-terrace, previously two homes now on one title.

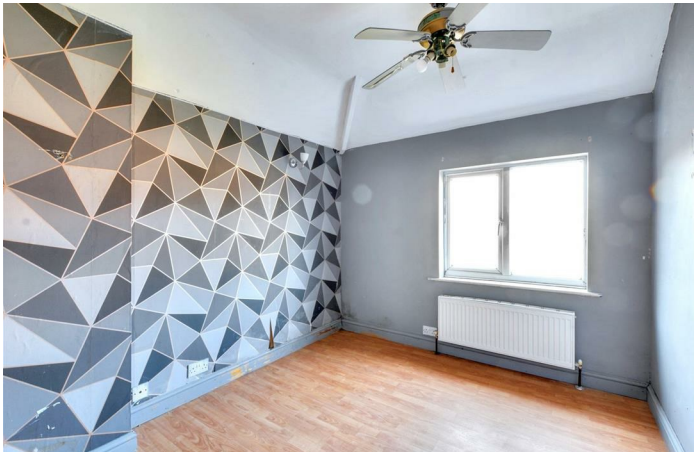
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: an entrance hall, large living room, dining room, kitchen and utility room to the ground floor. Then rising up to the first floor are five well-proportioned bedrooms, main bedroom with en-suite and family bathroom.

Outside the property to the front is a block paved driveway with ample off-road parking for multiple cars leading to a detached garage. The enclosed rear garden is primarily lawned with a decked seating area and space for a shed.

Offered to the market with UPVC double glazed windows and gas central heating this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring.

Living Room

8'10" x 25'5" (2.70 x 7.76)

A large open reception room, with laminate flooring, two radiators, gas fireplace, UPVC double glazed windows to the side and rear aspect and UPVC double glazed bay window to the front.

Dining Room

11'0" x 12'7" (3.37 x 3.86)

Reception room, with laminate flooring and UPVC double glazed bay window to the front aspect.

Kitchen

14'3" x 13'1" (4.35 x 4.01)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer.

Space and fittings for gas cooker and fridge freezer. UPVC double glazed window and sliding door to the rear aspect.

Utility Room

5'1" x 10'6" (1.55 x 3.22)

Base units with work surfacing over, inset one and half bowl sink with drainer and mixer tap. Space and fitting for freestanding appliances to include washing machine and dryer and UPVC double glazed door to the rear garden.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

10'11" x 9'3" (3.33 x 2.83)

Laminate flooring with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect. Access to the en-suite.

En-suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

Bedroom Two

8'7" x 11'1" (2.62 x 3.40)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three

7'1" x 9'3" (2.18 x 2.82)

Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Four

10'7" x 11'2" (3.24 x 3.41)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Bedroom Five

7'1" x 9'3" (2.18 x 2.82)

Laminate flooring, with radiator, wall mounted boiler and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in electric power shower, part tiled walls, radiator and UPVC double glazed window to the front aspect

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: granted for completed conversion.

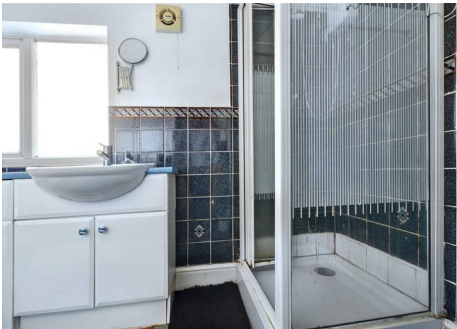
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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