

Robert Ellis

look no further...



Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PF

Asking Price
£255,000 Freehold

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The property is situated within walking distance to Beeston High Street and a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. 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 internal accommodation comprises: entrance hall, open plan living/dining room and kitchen to the ground floor. Then rising to the first floor are two good size bedrooms and a further single bedroom and bathroom.

The property has the benefit of a walled front garden with driveway leading to a car port and side access to the rear garden. Here is primarily lawned with a paved seating area and fenced boundaries.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to the entrance porch.

Hallway

Secondary door leading to hallway with radiator, stairs to the first floor landing and access to under stairs cupboard.

Living Room

13'7" x 10'3" (4.14 x 3.12)

Carpeted room, with radiator, fuel effect gas fire with brick surround and UPVC double glazed French doors to the rear garden.

Dining Room

13'0" x 10'2" (3.96 x 3.11)

Carpeted room, with radiator and UPVC double glazed bay window to the front aspect.

Kitchen

10'8" x 5'5" (3.24 x 1.66)

A range of wall, base and draw units with work surfaces over, inset one and half bowl sink with drainer and tiled splashbacks. Integrated electric oven and gas hob. Space and fittings for freestanding Fridge/Freezer and washing machine. UPVC double glazed windows and door to the side aspect.

First Floor Landing

UPVC double glazed window to the side aspect.

Bedroom One

13'7" x 10'2" (4.14 x 3.09)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

11'1" x 9'1" (3.37 x 2.76)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three

8'0" x 6'8" (2.44 x 2.03)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom

Three piece suite to include walk in shower cubicle with electric power shower, wash hand basin and WC. Access to the loft hatch

Outside

A walled front garden with driveway leading to a car port and side access to the rear garden. Here is primarily lawned with a paved seating area, fenced boundaries, and a sunny south easterly 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: 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(55-68) D		
(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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