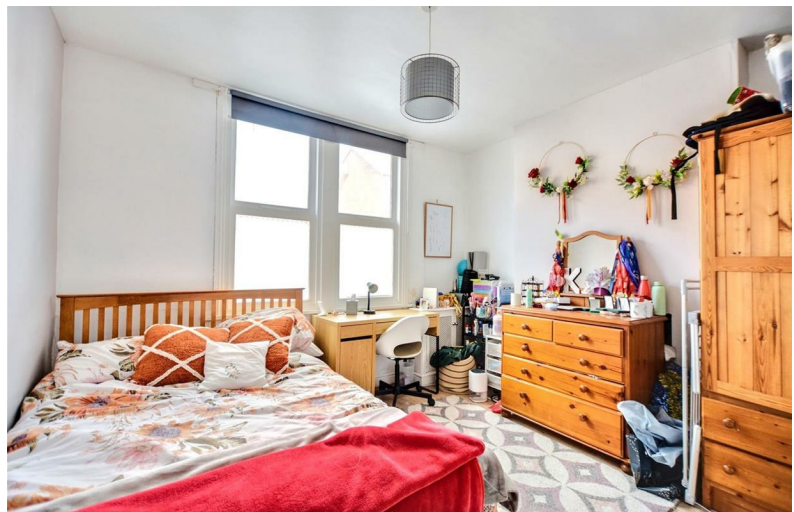


# Robert Ellis

*look no further...*



Ellis Grove,  
Beeston, Nottingham  
NG9 1EP

**£235,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





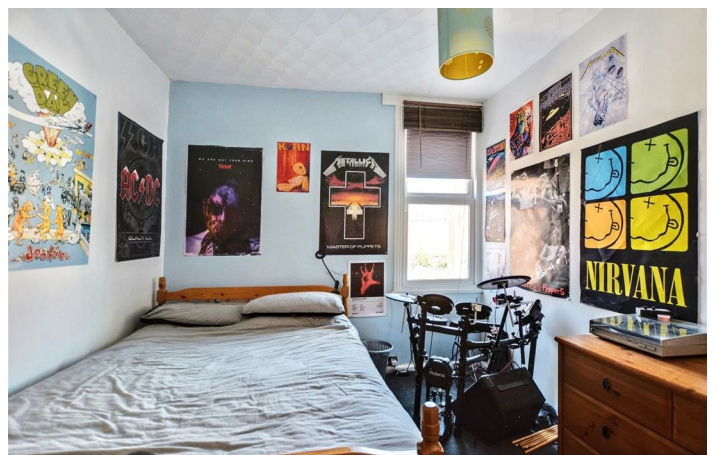
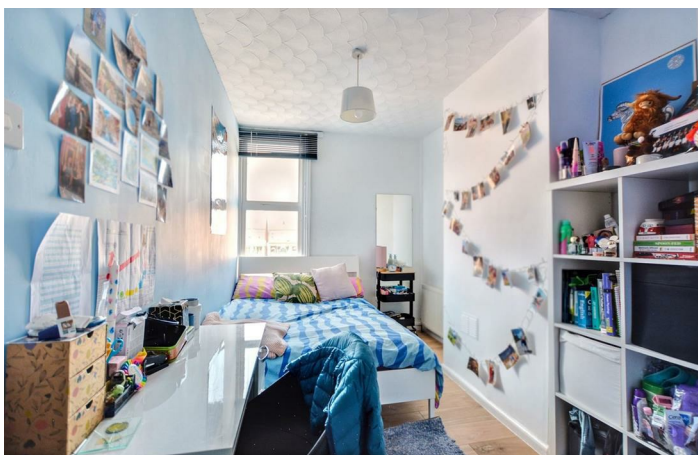
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or with it currently being let as a four-bedroom HMO generating a healthy rental income, a buy to let investor.

In brief the internal accommodation comprises; An entrance hall, living room, dining room and kitchen to the ground floor. Then rising to the first floor are three good size bedrooms and bathroom.

Outside to the back of the property is a low maintenance garden with a paved seating and astroturf beyond.

With the advantage of gas central heating and a central location, this property is well worthy of an early internal viewing.



### Entrance Hall

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

### Lounge

11'1" x 10'5" (3.39m x 3.20m )

Reception room, currently used as a bedroom, with laminate flooring, radiator and two windows to the front aspect.

### Dining Room

11'1" x 10'6" (3.40m x 3.22m )

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

### Kitchen

10'1" x 8'7" (3.09m x 2.62m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings freestanding appliances to include gas cooker, washing machine and fridge freezer. Access to the pantry cupboard and UPVC double glazed window and door to the rear garden.

### First Floor Landing

A carpeted landing space with access to the loft hatch.

### Bedroom One

14'1" x 7'1" (4.30m x 2.17m )

A double bedroom, with laminate flooring, radiator, and double-glazed window to the front aspect.

### Bedroom Two

10'9" x 8'7" (3.30m x 2.64m )

A double bedroom, with laminate flooring, radiator, and double-glazed window to the front aspect.

### Bedroom Three

10'4" x 7'3" (3.15m x 2.22m )

A double bedroom, with laminate flooring, radiator, and UPVC double glazed window to the rear aspect.

### Bathroom

8'6" x 6'5" (2.61m x 1.97m )

Three-piece bathroom, incorporating bath with mains powered shower and glass shower screen, wash hand basin

and low flush WC, part tiled walls, radiator, cupboard housing the boiler and UPVC double glazed window to the side aspect.

### Outside

To the rear of the property is low maintenance garden, with a paved seating area and artificial lawn beyond.

### 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

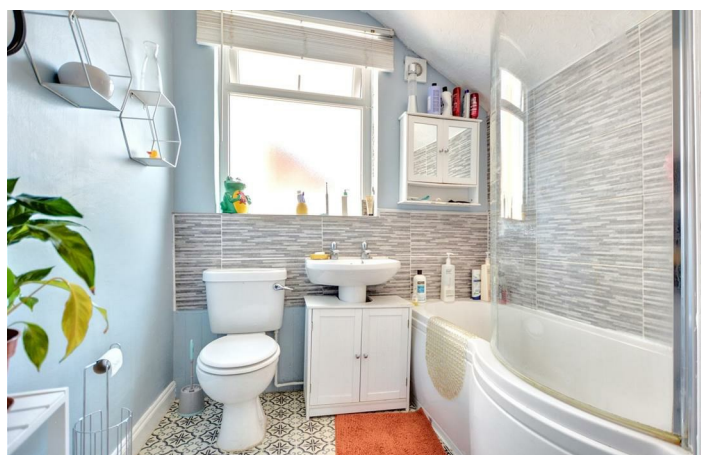
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

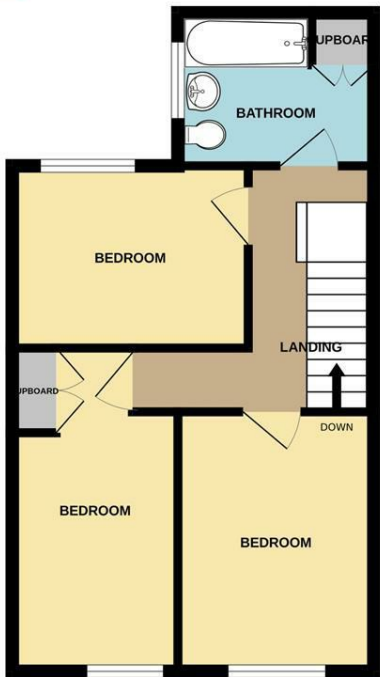
### Disclaimer:

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		86
(81-91) B		
(69-80) C		66
(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 <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		
England & Wales EU Directive 2002/91/EC		

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