

Robert Ellis

look no further...



Dennis Avenue,
Beeston, Nottingham
NG9 2RE

£204,950 Freehold

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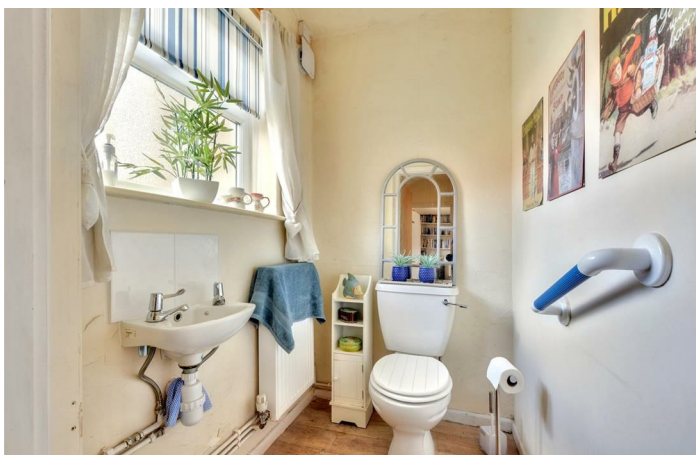
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: an entrance hall, living room and kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property has a driveway with ample parking for one car standing and mature shrubs and flower beds. To the rear of the property is a private and enclosed rear garden.

Offered to the market with the advantage of gas central heating and newly fitted UPVC double glazing this property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall.

Living Room

10'10" x 9'10" (3.32m x 3.02m)

Reception room with exposed and varnished floorboards, radiator, UPVC double glazed window to the front aspect and French doors to the rear garden.

Kitchen Diner

12'0" x 8'5" (3.68m x 2.57m)

A range of wall and base units with work surfacing over, sink with taps and drainer. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed door to the garden and access to the pantry.

First Floor Landing

With doors leading into the bathroom and two bedrooms.

Bedroom One

16'5" x 8'5" (5.02m x 2.57m)

Double bedroom, with exposed and varnished floorboards, radiator and windows to the front and rear aspect.

Bedroom Two

10'11" x 8'11" (3.33m x 2.72m)

Double bedroom, with exposed and varnished floorboards, radiator and window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, window to the rear aspect and access to the loft hatch.

Outside

To the front is a driveway with ample off-street parking for one car standing and mature shrubs. To the rear of the property is a private and enclosed rear garden, with patio area, lawn, mature trees and shrubs, and fence boundaries.

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

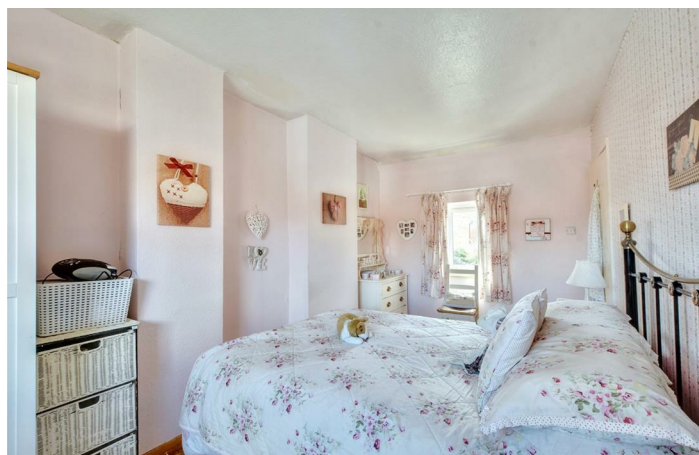
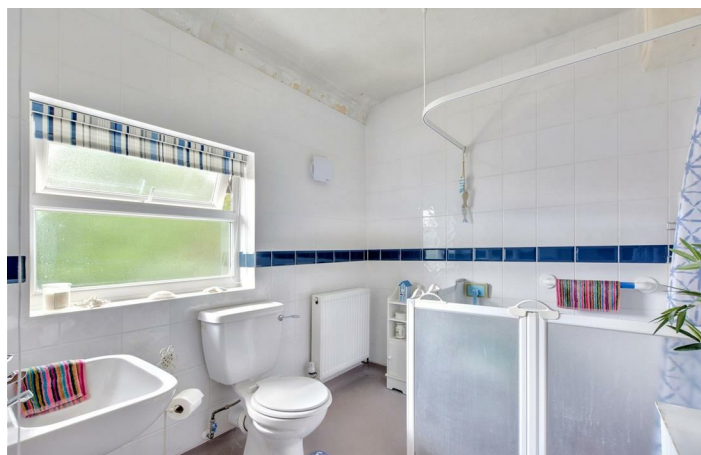
Accessibility/Adaptions: None

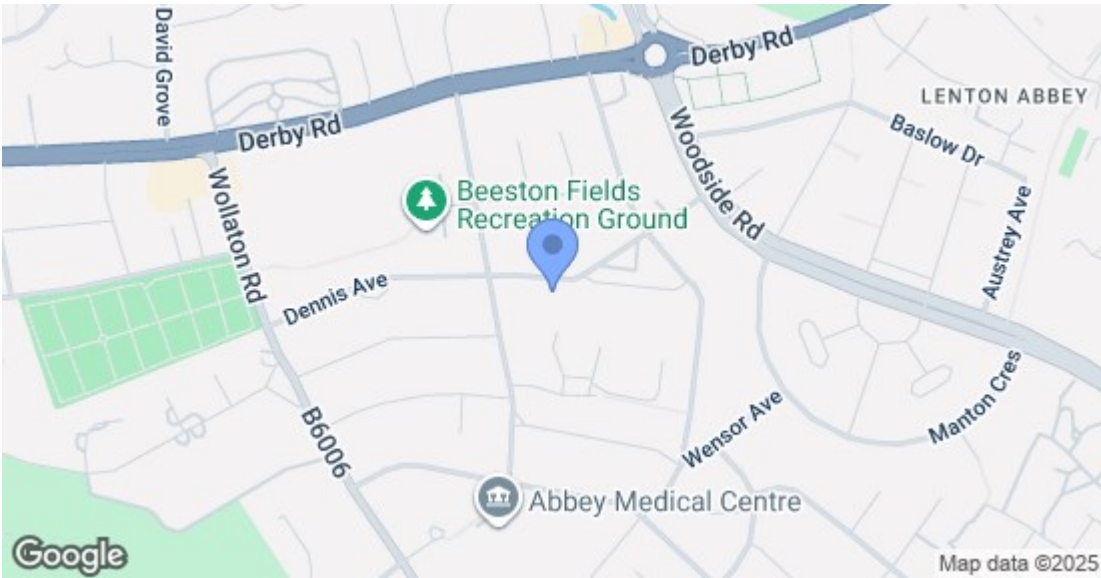
Does the property have spray foam in the loft?: No

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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
England & Wales EU Directive 2002/91/EC		

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