

# Robert Ellis

*look no further...*



Evelyn Street,  
Beeston, Nottingham  
NG9 2EU

**£205,000 Freehold**

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Evelyn Street is within close proximity of a wide range of local amenities including shops, restaurants, schools, healthcare facilities and public houses. There is also the benefit of bus, tram and train links in the town centre.

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; A living room, dining Room, kitchen and utility room to the ground floor. Then rising to the first floor are two double bedrooms and bathroom. There is also the advantage of a loft room, this does not have the necessarily building regulations to be considered a bedroom but is a great additional space.

The rear garden is primarily paved with a large summer house at the far end.

Having been a well-loved first home, this lovely property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, as is well worthy of an early internal viewing.



### Living Room

11'11" x 11'8" (3.64 x 3.58)

Composite door through to the reception room, with laminate flooring, radiator, cast iron fireplace with floral inserts and UPVC double glazed sash window to the front aspect.

### Dining Room

11'11" x 12'6" (3.64 x 3.83)

Reception room, with laminate flooring, radiator, electric fireplace, access to a useful under stairs storage cupboard and UPVC double glazed sash window to the rear aspect.

### Kitchen

7'1" x 9'3" (2.17 x 2.82)

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to including a fridge freezer and dishwasher.

### Utility Room

7'1" x 5'6" (2.17 x 1.69)

Space and fittings for freestanding appliances to include a washing machine and dryer, a radiator and UPVC double glazed door out to the rear garden.

### First Floor Landing

A carpeted landing space with access to the loft hatch and pull down ladder.

### Bedroom One

11'11" x 11'6" (3.65 x 3.53)

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

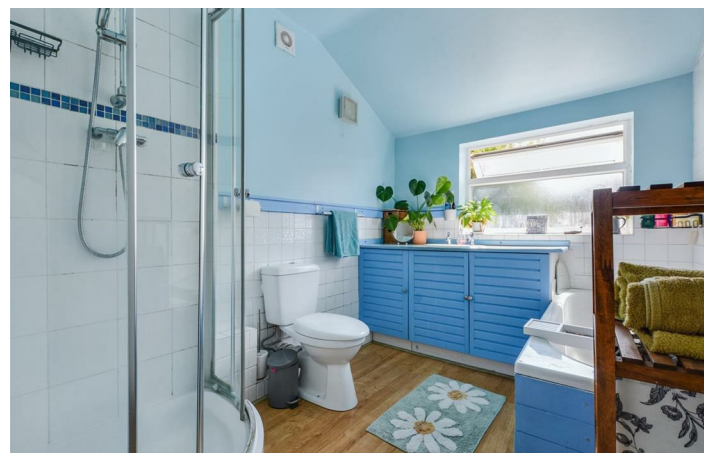
### Bedroom Two

9'7" x 12'4" (2.93 x 3.78)

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

### Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath and walk in mains powered shower, part tiled walls, extractor fan and UPVC double glazed window to the rear aspect.



### Outside

To rear garden is primarily paved with flower beds and mature shrubs and a large summer house.

### Loft

11'8" x 21'11" (3.58 x 6.69)

A boarded room, with Velux window to the rear aspect and fitted storage in the eaves.

### 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: Rear passage in the garden provides shared access to the neighbours.

Planning Permissions/Building Regulations: Nothing Granted

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

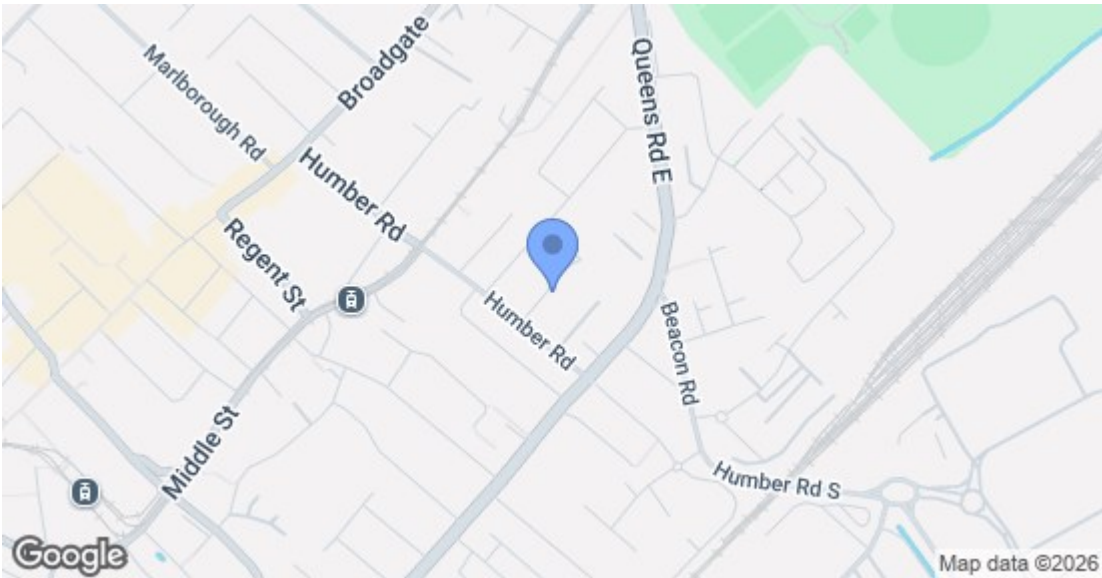
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
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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