



Meadow Road,
Beeston Rylands, Nottingham
NG9 1JR

£285,000 Freehold



A well-presented semidetached property with the benefit of no upward chain.

Situated just a short walk to the high street and Beeston Canal, 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; Entrance Hall porch through to the entrance hall, Breakfast Kitchen, and Living Room. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with driveway leading to the garage. The rear is primarily lawned with a decked seating area.

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



Entrance Porch

UPVC double glazed door through to the tiled entrance porch.

Entrance Hall

Secondary door through to the entrance hall with laminate flooring and access to storage cupboard.

Breakfast Kitchen

12'7" x 10'11" approx (3.85m x 3.35m approx)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, wall mounted boiler, access to two pantry cupboards, UPVC double glazed window to the front aspect and door to the side aspect.

Living Room

15'11" x 11'11" approx (4.87m x 3.64m approx)

Laminate flooring, with radiator, gas fire, UPVC double glazed window to the side aspect and UPVC double glazed French doors to the rear aspect.

First Floor Landing

UPVC double glazed window to the side aspect, and access to the loft hatch and storage cupboard.

Bedroom 1

9'7" x 11'10" approx (2.93m x 3.62m approx)

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

Bedroom 2

9'4" x 10'5'7" approx (2.87m x 3.20m approx)

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

Bedroom 3

5'11" x 7'3" approx (1.82m x 2.23m approx)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC,

pedestal wash hand basin, bath with mains power shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the front aspect.

Outside

To the front of the property is a lawned garden with driveway leading to the garage. The rear is then also primarily lawned with a decked seating area.

Garage

Up and Over door with power points.

Council Tax

Broxtowe Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

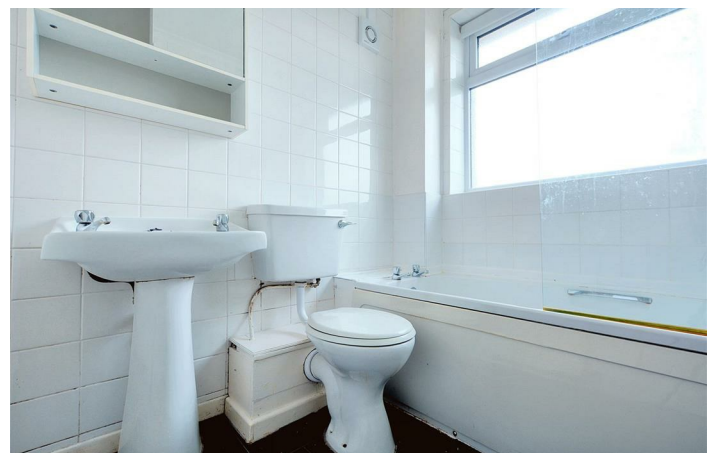
Flood Risk – No, surface water low

Flood Defenses – No

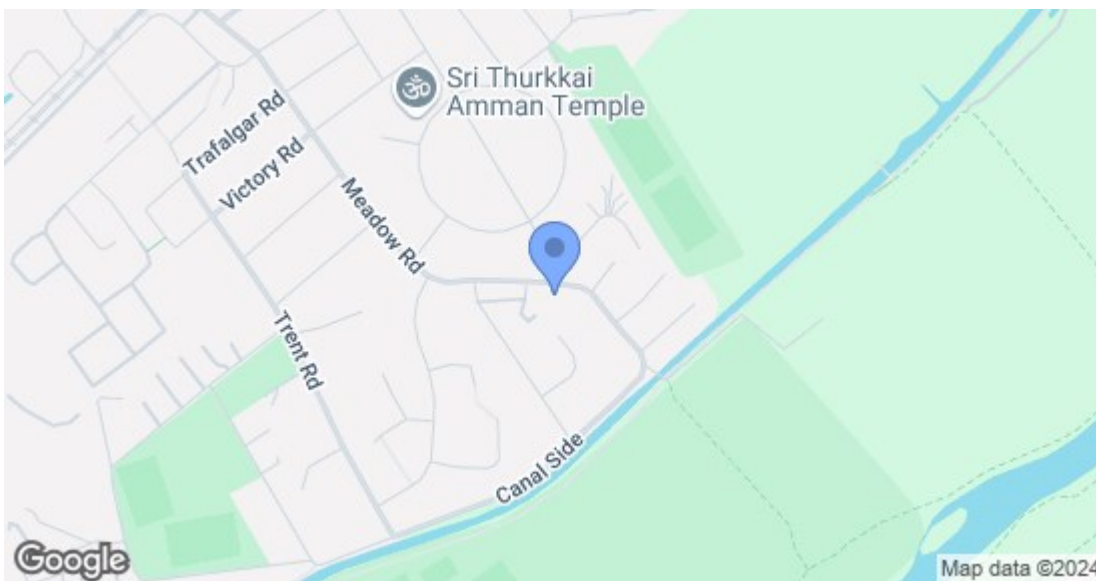
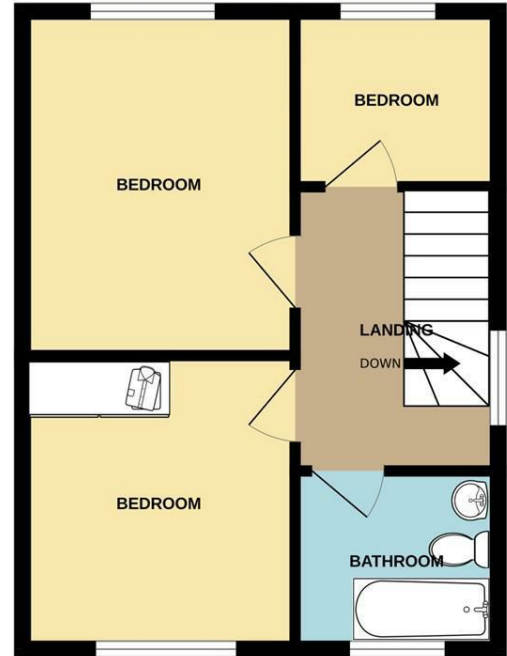
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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			
(55-68) D		66	
(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	

These details 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.