



Maple Avenue,  
Beeston Rylands, Nottingham  
NG9 IPQ

**£270,000 Freehold**



A 1930's built three-bedroom semi-detached house with a garage and conservatory to the rear.

Requiring some updating though offering fabulous potential for the incoming purchaser to remodel and upgrade to their taste and requirements, this property is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises entrance hall, WC, sitting room, kitchen diner and conservatory, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has parking to the front with the garage beyond and a low maintenance front garden, and to the rear there is a enclosed and primarily lawned garden with stocked beds and borders.

Occupying a sought-after residential location and being a short walk from Beeston canal and train station, and well placed for local shops, schools and a wide variety of facilities.



### Entrance Hallway

UPVC double glazed entrance door, radiator, stairs off to the first floor landing, understairs cupboard and further meter cupboard.

### Downstairs WC

Fitted with a WC, wall-mounted wash-hand basin with tiled splashback and UPVC double glazed window.

### Sitting Room

15'10" x 10'1" (4.85m x 3.09m )

UPVC double glazed window, radiator and wall-mounted electric fire.

### Kitchen Diner

16'2" x 10'5" (4.93m x 3.18m )

Fitted wall and base units, work surfacing with tiled splashback, one-and-a-half bowl sink with mixer tap, an Indesit gas cooker with extractor above, further appliance space, UPVC double glazed window and radiator.

### Conservatory

12'9" x 9'6" (3.91m x 2.91m )

UPVC double glazed window and patio doors to the rear garden, radiator and a further UPVC double glazed door to the side.

### First Floor Landing

With UPVC double glazed window and loft hatch.

### Bedroom One

13'7" x 10'4" (4.16m x 3.16m )

UPVC double glazed window, radiator, fitted wardrobe and dressing table and airing cupboard housing the hot water cylinder with slatted shelves above.

### Bedroom Two

11'0" x 9'0" (3.37m x 2.76m )

UPVC double glazed window and radiator.

### Bedroom Three

7'6" x 6'7" (2.29m x 2.03m )

UPVC double glazed window and radiator.

### Bathroom

Fitted with a WC, pedestal wash-hand basin, bath with shower cubicle with Triton shower over, part tiled walls, wall-mounted heated towel rail, two UPVC double glazed windows.

### Outside

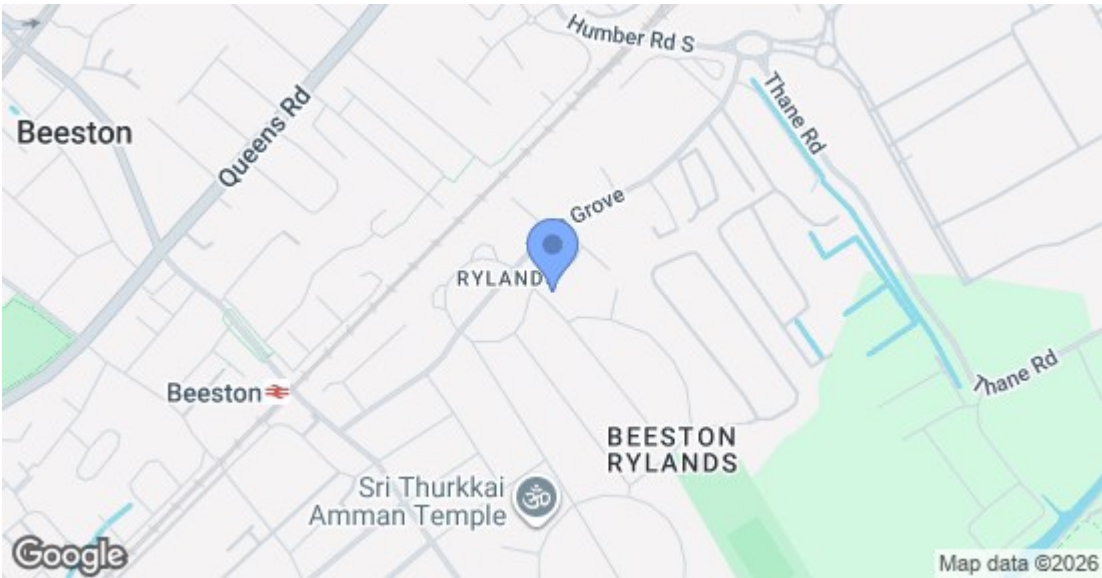
To the front the property has a walled garden with established shrubs and a drive providing ample car standing with the garage beyond. Gated access leads to the rear and enclosed garden, with patio, lawn, stocked borders with shrubs and trees, decking with pergola and two timber sheds.

### Garage

19'3" x 8'6" (5.87m x 2.61m )

Up and over door to the front, pedestrian door to the side, light and power.





| 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                     |         |           |
|                                                                 |         | 78        |
| 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 |         |           |
|                                                                 |         | 47        |
| 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.