Robert Ellis

*look no further...*

Longlands Road,
Beeston Rylands, Nottingham
NG9 1LR

**£235,000 Freehold**

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A well-presented and proportioned three-bedroom mid-terrace house.

Available to the market with the benefit of chain free vacant possession, this excellent house will appeal to a wide variety of potential purchasers but is considered ideal for a family or first time buyer.

In brief the internal accommodation comprises: open plan kitchen diner and through lounge to the ground floor, rising to the first floor are three good sized bedrooms, WC and bathroom.

Outside the property occupies a good sized plot with a large frontage, with low maintenance gravel and shrubs with potential for a drive, and to the rear the property has an enclosed and private garden with patio, gravel and shrubs.

Occupying a sought-after and established residential location, a short walk from Beeston train station, local shop, Beeston canal and readily accessible for Beeston town centre, this great property is well worthy of viewing.

Open Plan Kitchen Diner
20'0" x 11'10" (6.10m x 3.62m )
UPVC double glazed entrance door, a range of fitted wall, base and drawer units, work surfacing with tiled splashback, breakfast bar, one and half bowl sink and mixer tap, inset electric hob with air filter above and electric oven below, plumbing for a washing machine, UPVC double glazed windows to both front and rear, radiator, useful under stairs cupboard and further storage cupboards.

Through Lounge
20'1" x 10'8" (6.13m x 3.27m )
UPVC double glazed windows to both front and rear, two radiators and a fuel effect gas fire with Adam style surround.

First Floor Landing
With loft hatch.

Bedroom One
20'0" x 8'7" (6.11m x 2.64m )
UPVC double glazed windows to front and rear and radiator.

Bedroom Two
10'8" x 9'1" (3.27m x 2.79m )
UPVC double glazed window, radiator, fitted wardrobe and further over stairs cupboard.

Bedroom Three
10'7" x 7'5" (3.24m x 2.28m )
UPVC double glazed window, radiator, fitted cupboard and Baxi boiler.

Separate WC
Fitted with a WC and UPVC double glazed window.

Bathroom
Fitted with a pedestal wash-hand basin, bath with Mira shower over, part tiles walls, UPVC double glazed window.

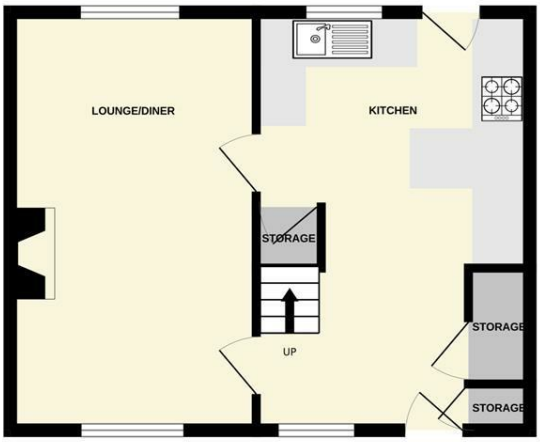
Outside
To the front the property has a low maintenance generous garden which comprises a gravelled area, paving and mature shrubs. To the rear the property has an enclosed and private garden with patio, outside tap, gravel area, shrubs, decking and a shed.

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

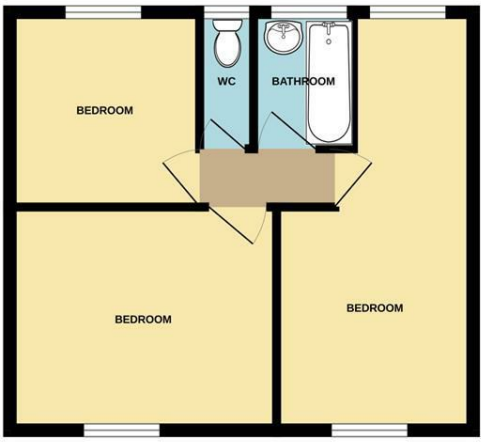
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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

Robert Ellis
ESTATE AGENTS

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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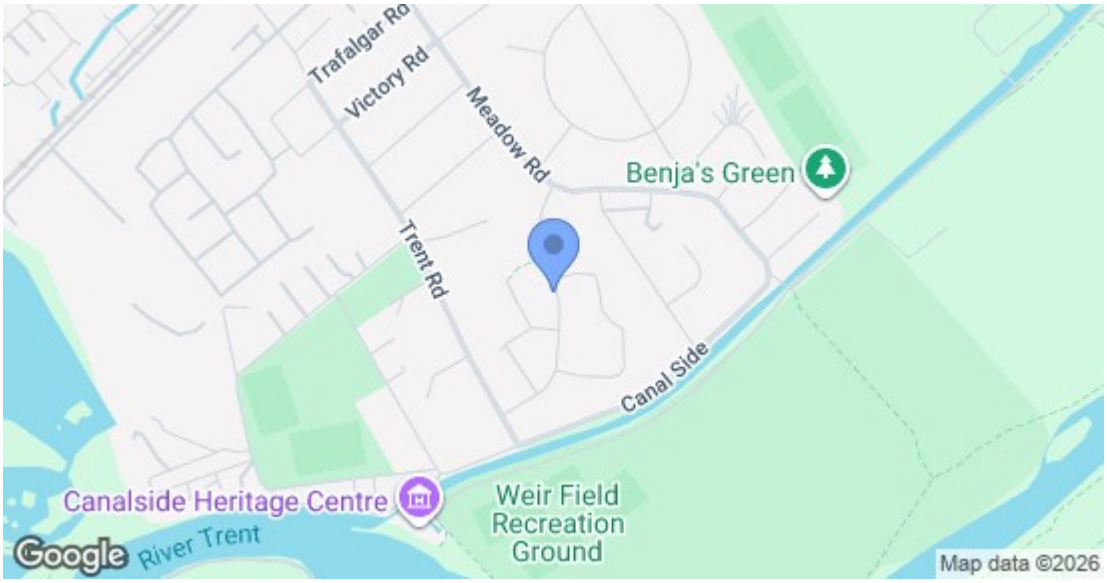


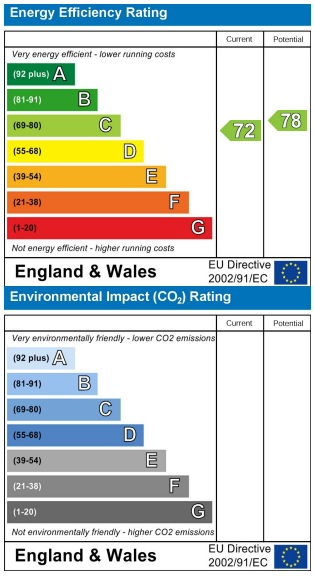


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