

Robert Ellis

look no further...



Collington Street,
Beeston, Nottingham
NG9 1FJ

£400,000 Freehold

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A well-presented and versatile four-bedroom Victorian terrace house.

Recently renovated and remodelled house with deceptively spacious accommodation arranged over three-floors, benefits from modern fixtures and fittings throughout and four good bedrooms two of which have en-suites.

In brief the internal accommodation comprises entrance hall, sitting room, dining room, kitchen utility and WC, beneath which is a cellar. Rising to the first floor is an en-suite bedroom, a further double bedroom and bathroom, then rising to the second floor is a spacious landing with potential study area, two further bedrooms one of which has an en-suite.

Outside the property has a walled frontage and to the rear there is an enclosed yard/patio and low-maintenance gravelled area.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after position within north-west Beeston surrounded by attractive period properties and being well placed for a wide range of local amenities.



Porch

A recess porch with tiled flooring shelters the UPVC entrance door.

Entrance Hallway

With stairs off to the first floor landing and radiator.

Sitting Room

15'3" x 11'8" (4.65m x 3.57m)

UPVC double glazed bay window and radiator.

Dining Room

12'1" x 12'0" (3.69m x 3.67m)

UPVC double glazed patio door leading to the rear garden, and radiator.

Kitchen

9'1" x 8'4" (2.79m x 2.55m)

Modern fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above, inset electric oven, single sink and drainer with mixer tap, UPVC double glazed window, tiled flooring, and radiator.

Utility

6'3" x 4'11" (1.91m x 1.51m)

Fitted wall and base units, work surfacing with tiled splashback, plumbing for a washing machine and dishwasher, Baxi boiler, tiled flooring.

Downstairs WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled flooring, UPVC double glazed window and extractor fan.

First Floor Landing

With radiator and stairs off to the second floor landing.

Bedroom One

15'3" x 12'2" (4.65m x 3.73m)

UPVC double glazed window and radiator.

En-suite

With fittings in white comprising WC, wash-hand basin inset to vanity unit with tiled splashback, shower cubicle with Mira shower over, heated towel rail, tile flooring, and extractor fan.

Bedroom Two

10'4" x 8'4" (3.17m x 2.56m)

Two UPVC double glazed windows and radiator.

Bathroom

8'5" x 7'4" (2.57m x 2.25m)

With fittings in white comprising bath, wash-hand basin inset to vanity unit, WC, shower cubicle with mains control shower over, part tiled walls, tiled flooring, UPVC double glazed window, wall mounted towel rail, extractor fan, fitted shelving, and cupboard.

Second Floor Landing

With fitted desks and study area.

Bedroom Three

15'3" x 12'2" decreasing to 8'4" (4.66m x 3.72m decreasing to 2.56m)

UPVC double glazed window and radiator.

En-suite

With fittings in white comprising WC, wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, tiled flooring, heated towel rail, and extractor fan.

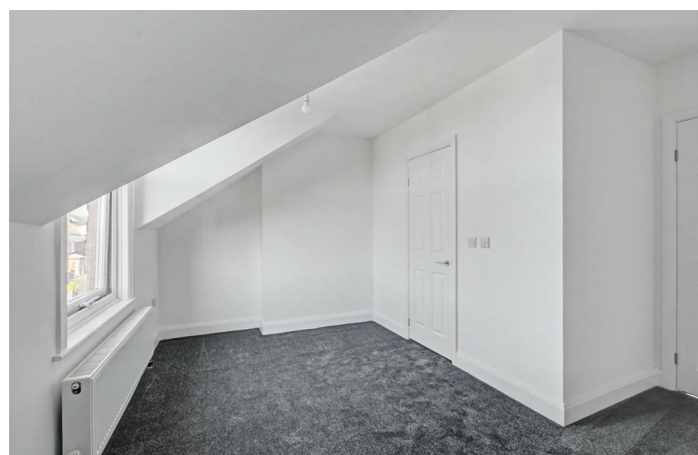
Bedroom Four

12'2" x 9'4" (3.73m x 2.85m)

UPVC double glazed window and Velux window.

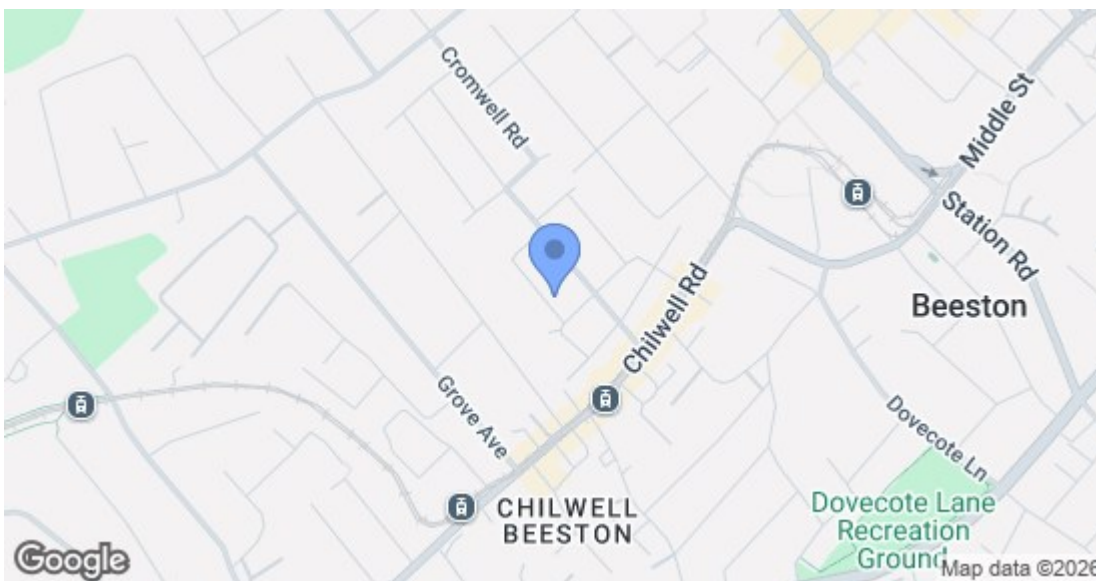
Outside

To the front the property has a walled boundary, block paving and to the rear the property has an enclosed garden with block paving, outside and gravel area.





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ESTATE AGENTS



| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| 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.