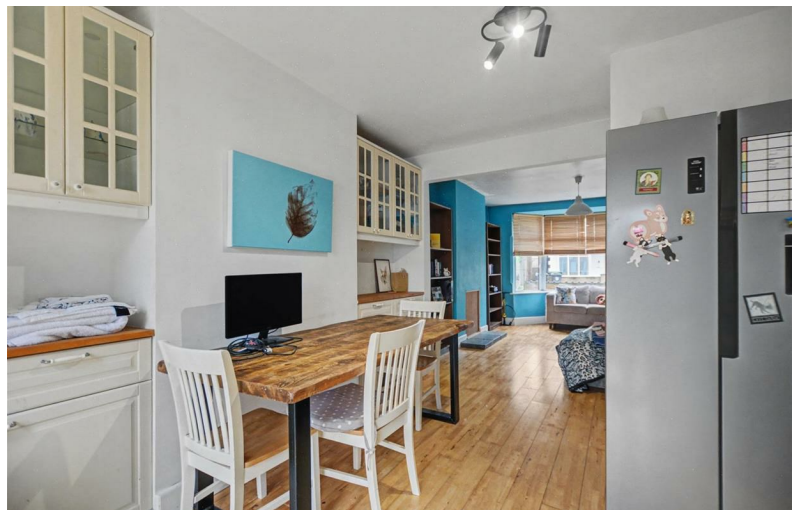


# Robert Ellis

*look no further...*



Trafalgar Road,  
Beeston Rylands, Nottingham  
NG9 1LB

**£295,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea

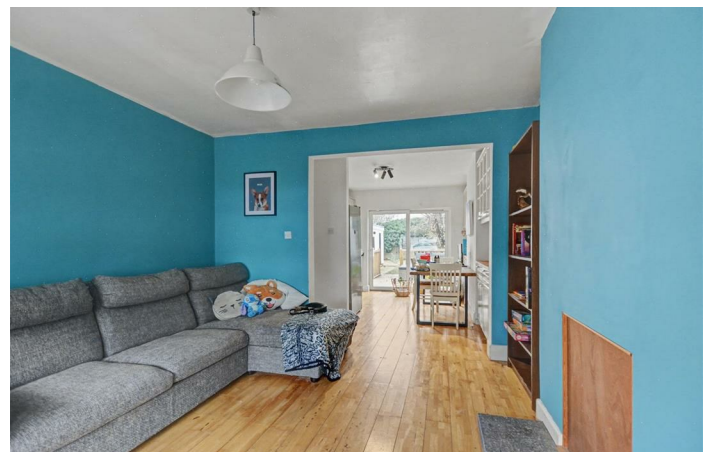
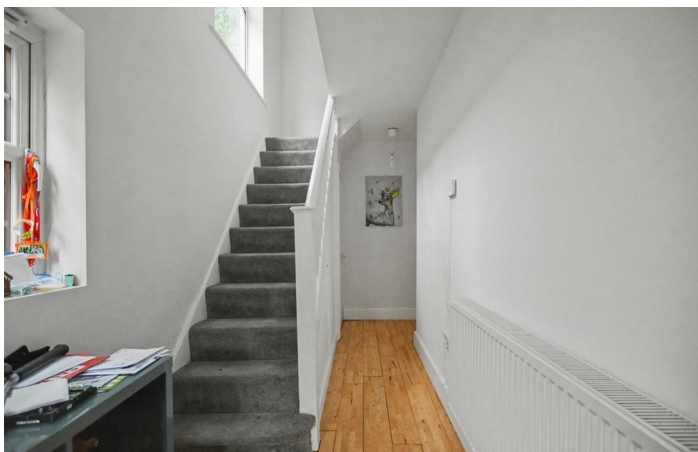


Having been upgraded during the course of the current vendors occupation this excellent property offers an open plan ground floor with modern kitchen with patio doors onto the garden, its also benefits from a replacement bathroom.

In brief the internal accommodation comprises: entrance hall with under stairs storage, open plan kitchen diner, and sitting room, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has drive to the front providing ample car standing, to the rear there is a low maintenance landscaped garden with garage/workshop.

Occupying an established residential location, convenient for Beeston train station and town centre, schools, shops and wide variety of other facilities this great property will appeal to a range of potential purchasers.



### Entrance Porch

Wooden entrance door with flanking wooden windows, and further double glazed door with flanking windows leads to hallway.

### Entrance Hallway

UPVC double glazed window to the side, radiator, useful under stairs cupboard, and further under stairs cupboard with UPVC double glazed window.

### Kitchen Diner

17'10" x 12'11" (5.44m x 3.94m )

Fitted wall and base units, work surfacing with splashback, induction hob with filter above, electric oven below, integrated dishwasher, one and a half bowl sink with mixer tap, UPVC double glazed patio doors to the rear garden.

### Sitting Room

14'4" x 11'11" (4.38m x 3.65m )

UPVC double glazed bay window to the front, radiator and a blocked up fire place for granite style hearth.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

12'11" x 11'3" (3.96m x 3.45m )

UPVC double glazed window, radiator, and fitted wardrobe.

### Bedroom Two

11'10" x 10'4" (3.62m x 3.17m )

UPVC double glazed window and radiator.

### Bedroom Three

7'11" x 7'2" (2.42m x 2.19m )

UPVC double glazed window and radiator.

### Bathroom

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit, bath, shower cubicle with mains over head shower and further shower handset, part tiled walls, wall-mounted heated towel rail, two UPVC double glazed windows and extractor fan.

### Outside

To the front the property has a walled boundary and a drive providing ample car standing with gated access to the rear. To the rear the property has a landscaped low maintenance garden with decking, outside tap, lawn, borders with mature shrubs and trees and a gravelled area.

### Garage/Workshop

23'0" x 9'6" (7.03m x 2.91m )

Timber doors to the front, further pedestrian door to the side, light and power.

### 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

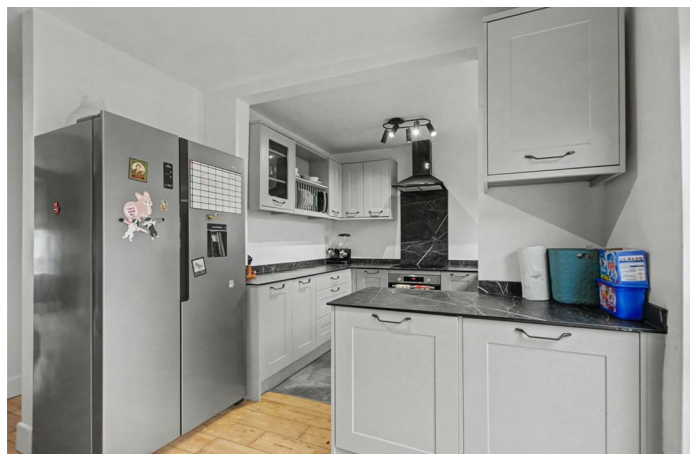
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Mining Search

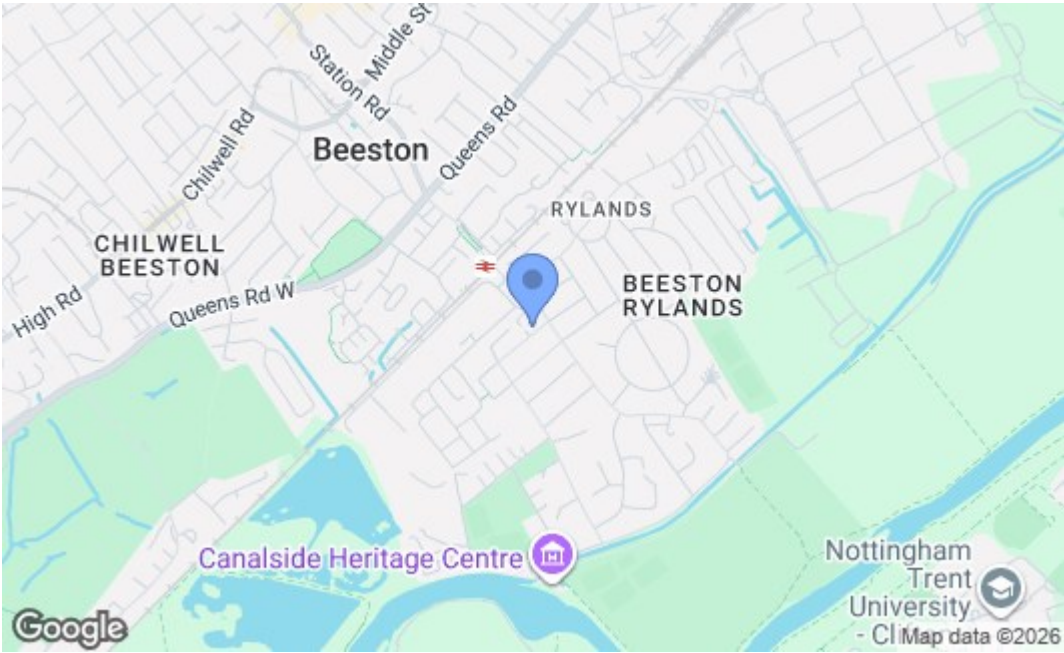
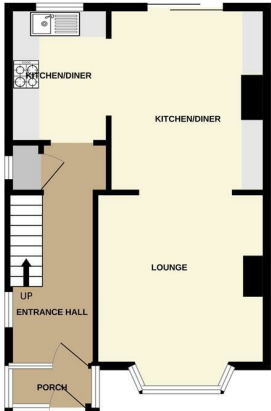
<https://mapapps2.bgs.ac.uk/coalauthority/home.html>



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (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 <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                         |         |           |

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.