Robert Ellis

look no further...

Clumber Avenue,
Beeston, Nottingham
NG9 4BJ

£330,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Located in the charming area of Beeston, Nottingham, this delightful semi-detached house on Clumber Avenue presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With parking available, you will find it easy to come and go as you please. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home swiftly.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a perfect blend of suburban tranquillity and urban convenience, making it an ideal place to call home.

In summary, this semi-detached house on Clumber Avenue is a wonderful opportunity to acquire a comfortable and spacious family home in a sought-after area. Do not miss the chance to make this property your own.

Entrance Hall
With a composite entrance door, laminate flooring, stairs to the first floor, useful under stairs storage cupboard, UPVC double glazed window to the side, radiator and doors to the kitchen and lounge diner.

Lounge Diner
25'1" x 11'11" (7.65m x 3.64m)
Laminate flooring, two radiators, UPVC double glazed bay window to the front, and double glazed sliding doors to the rear.

Kitchen
9'11" x 7'11" (3.03m x 2.42m)
Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, tiled flooring and splashbacks, space for a cooker, fridge freezer and washing machine, a useful pantry, UPVC double glazed window to the rear and UPVC double glazed door to the side.

Landing
With UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

Bedroom One
13'3" x 11'11" (4.06m x 3.654m)
A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom Two
11'5" x 10'11" (3.48m x 3.34m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
8'3" x 6'11" (2.52m x 2.13m)
A carpeted bedroom with UPVC double glazed window to the front, radiator and built-in wardrobes.

Bathroom
Incorporating a four-piece suite comprising: panelled bath, shower, pedestal wash-hand basin, WC, tiled splashbacks, laminate flooring, radiator, UPVC double glazed window to the rear and side, loft hatch, electric shaver point, and a cupboard housing the combination boiler.

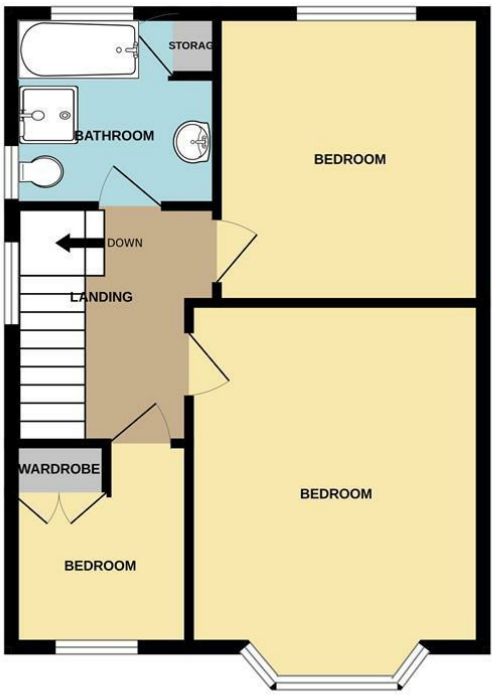
Outside
To the front of the property you will find a lawned garden with mater shrubs, gravelled borders, concrete driveway for off-road parking, and side access leading to the generous rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed and fence boundaries.

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.

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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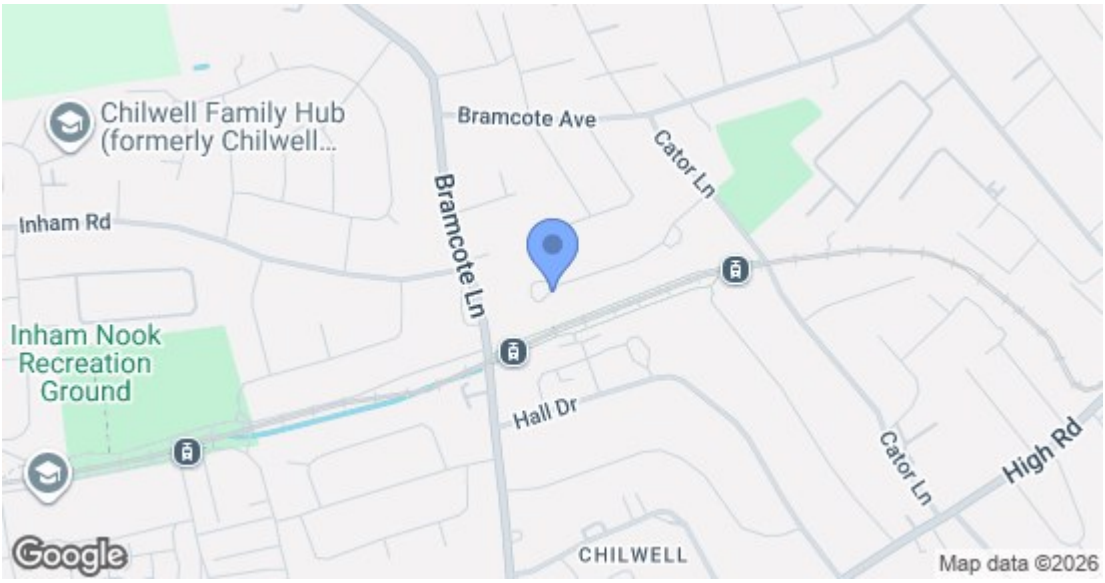

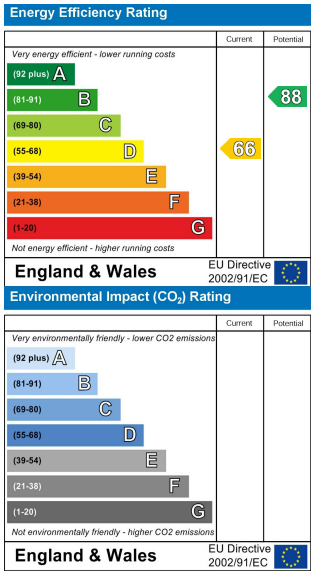

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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