Robert Ellis

look no further...

Wallett Avenue,
Beeston, Nottingham
NG9 2QR

£265,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals and families.

In brief the internal accommodation comprises, An entrance hall, open plan living dining room, kitchen and downstairs bathroom. Then rising to the first floor are three bedrooms and one bedroom with en-suite.

Outside the property to the front is a block paved driveway with ample off-street parking and gated access to the rear. This is primarily lawned with a paved seating area and trees.

Having been let out in recent years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door to the carpeted entrance hall with radiator.

Living Room
11'3" x 15'11" (3.45 x 4.87)
A carpeted reception room, with radiator, UPVC double window to the front aspect and UPVC double glazed French doors to the rear garden.

Kitchen
11'11" x 7'10" (3.65 x 2.40)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer, wall mounted boiler and UPVC double glazed window to the rear aspect.

Rear Lobby
Access to a useful pantry cupboard and UPVC double glazed door to the rear garden.

Downstairs Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

First Floor Landing
A carpeted landing space with UPVC double glazed window to the rear aspect.

Bedroom One
11'2" x 15'11" (3.42 x 4.87)
A carpeted double bedroom, with two radiators and UPVC double glazed windows to both the front and rear aspect.

Bedroom Two
11'11" x 7'11" (3.64 x 2.43)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

En-suite
Incorporating a three-piece suite comprising low flush WC, walk in mains powered shower, fully tiled walls and heated towel rail.

Bedroom Three
8'10" x 7'9" (2.70 x 2.38)
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a block paved driveway with ample off-street parking and hedged frontage. The enclosed rear garden is primarily lawned, with a paved seating area, fenced boundaries and 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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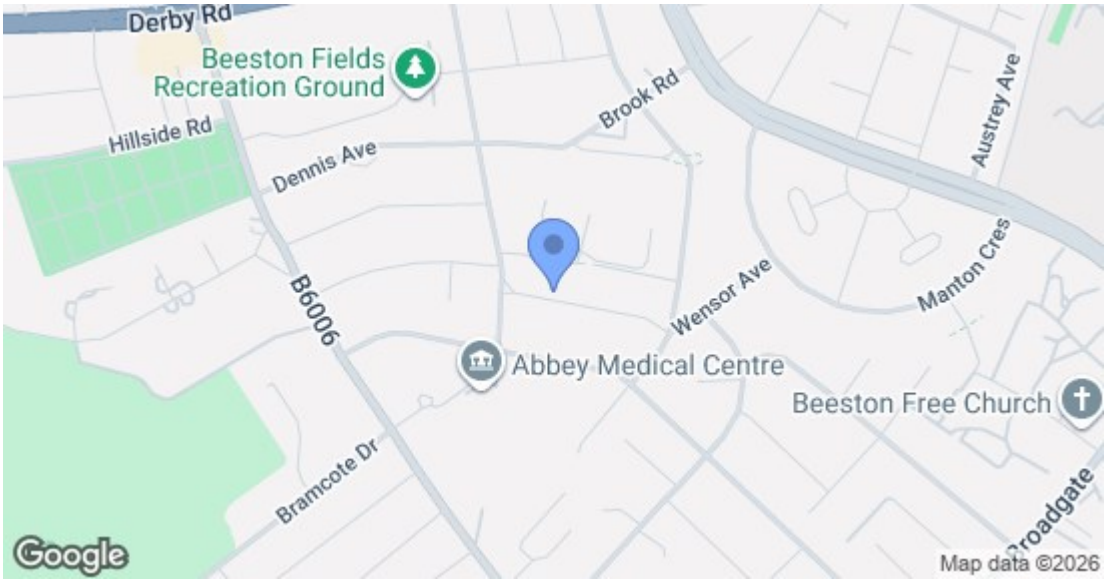

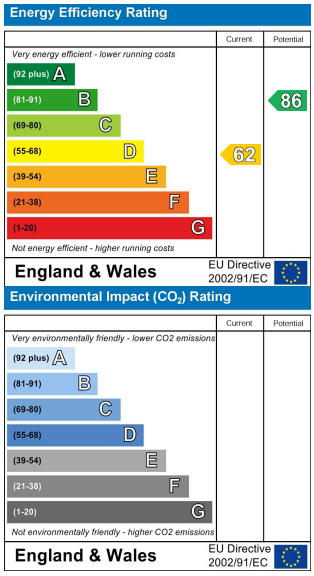

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