



Lilac Grove,
Beeston Rylands,
NG9 1PF

£250,000 Freehold

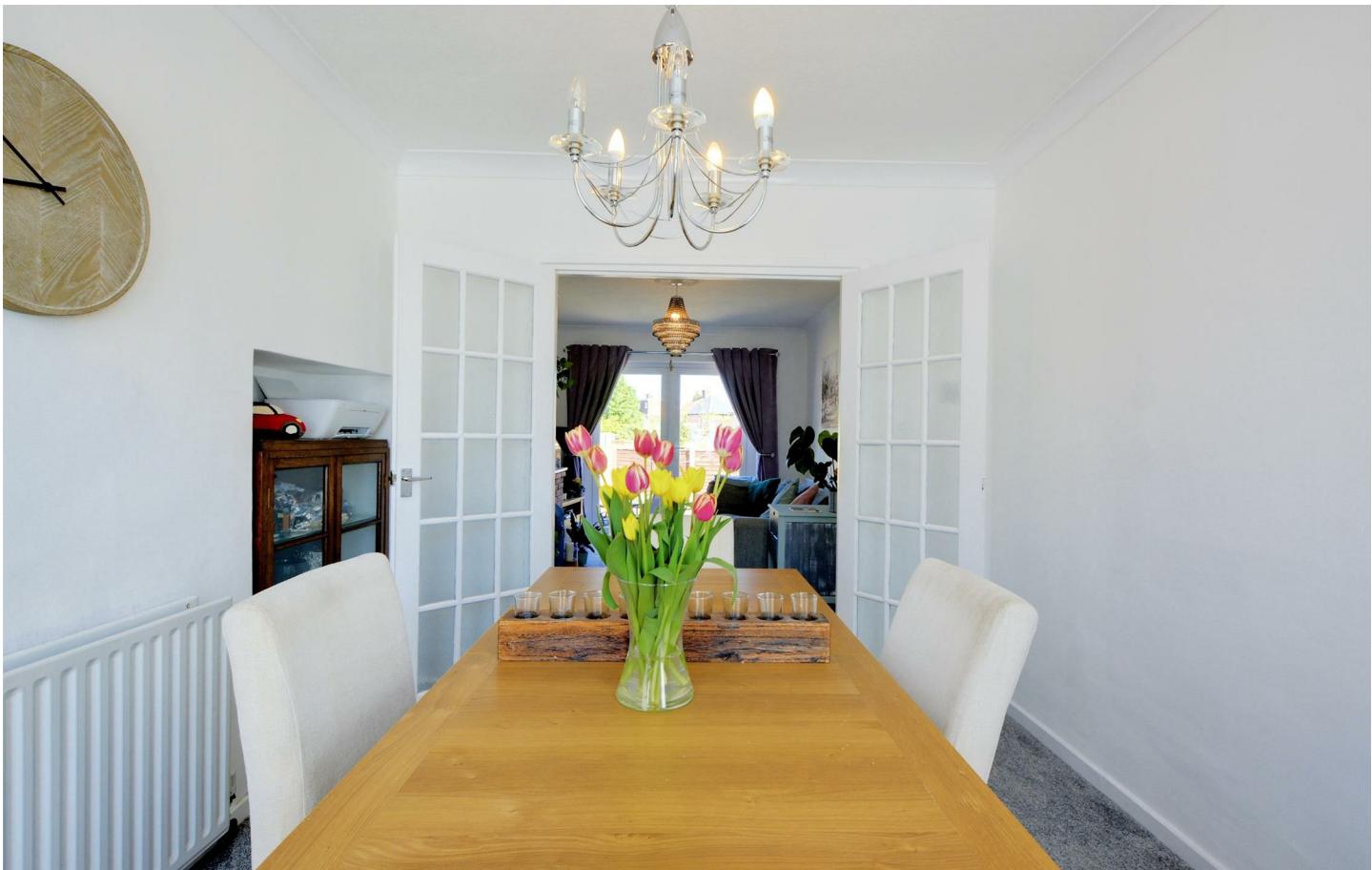
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A traditional bay fronted, three bedroom, semi detached property within Beeston Rylands. Suitable for a large variety of buyers to include first time buyers, young families or an investor looking for a long term buy to let opportunity.

The property is situated within walking distance to Beeston High Street and a variety of local amenities including, shops, supermarkets, bars and restaurants, Nottingham University and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Open Plan Living/ Dining Room and Kitchen to the ground floor. Then rising to the first floor are two good size bedrooms and a further single bedroom and bathroom.

The property has the benefit of a well maintained front garden with driveway leading to a car port and side access to the rear garden. Here is primarily lawned with a paved seating area and fenced boundaries.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to the entrance porch.

Hallway

Secondary door leading to hallway with radiator, stairs to the first floor landing and access to under stairs cupboard.

Living Room

13'7" x 10'3" (4.14 x 3.12)

Carpeted room, with radiator, fuel effect gas fire with brick surround and UPVC double glazed French doors to the rear garden.

Dining Room

13'0" x 10'2" (3.96 x 3.11)

Carpeted room, with radiator and UPVC double glazed bay window to the front aspect.

Kitchen

10'8" x 5'5" (3.24 x 1.66)

A range of wall, base and draw units with work surfaces over, inset one and half bowl sink with drainer and tiled splashbacks. Integrated electric oven and gas hob. Space and fittings for freestanding Fridge/Freezer and washing machine. UPVC double glazed window and door to the side aspect.

First Floor Landing

UPVC double glazed window to the side aspect.

Bedroom 1

13'7" x 10'2" (4.14 x 3.09)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom 2

11'1" x 9'1" (3.37 x 2.76)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom 3

8'0" x 6'8" (2.44 x 2.03)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

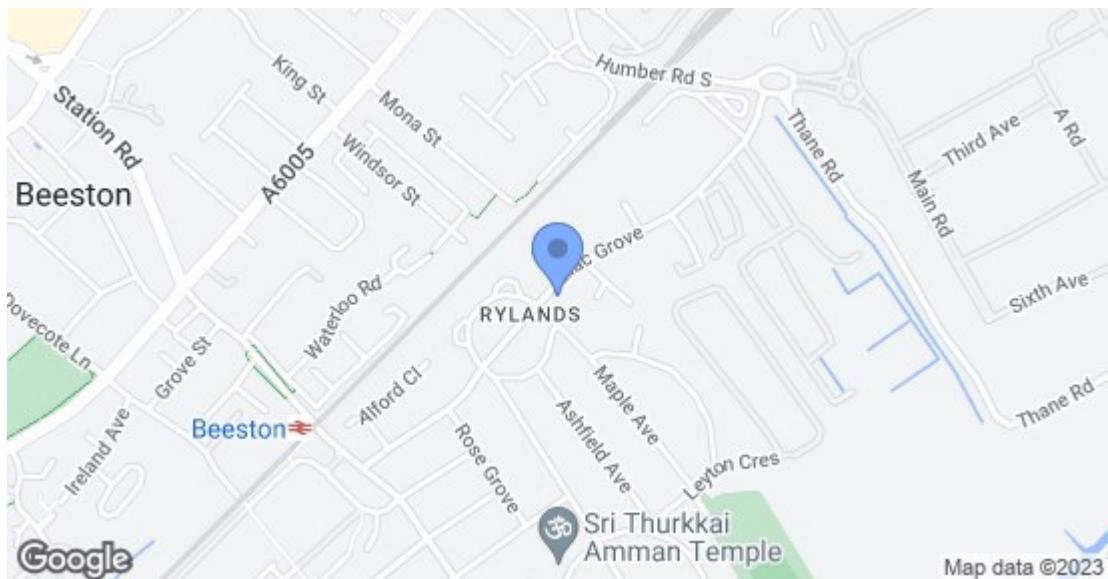
Bathroom

Three piece suite to include walk in shower cubicle with electric power shower, wash hand basin and WC. Access to the loft hatch

Outside

A well maintained front garden with driveway leading to a car port and side access to the rear garden. Here is primarily lawned with a paved seating area and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		64
(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.