



9 Hampden Grove,
Beeston, Nottingham
NG9 1FG

Price Guide £395,000
Freehold



A RARE OPPORTUNITY TO ACQUIRE A PERIOD, EARLY EDWARDIAN, SEMI-DETACHED HOUSE, ENJOYING A PRIVATE SPOT IN THIS SOUGHT AFTER HAMPDEN GROVE LOCATION, WITH SOUTH-WEST FACING, ENCLOSED GARDENS TO THE REAR.

Gas centrally heated and part double glazed accommodation, offered to the market with immediate, vacant possession, extends from entrance porch way to entrance hallway with a feature colour leaded light entrance door, lounge with bay window to the front, rear reception/dining room with a double glazed window to the rear, kitchen and under stairs pantry store to the ground floor. Rising to the first floor are three bedrooms and a shower room/W.C.

Currently with hedged boundaries to the front, the property affords potential off-street car standing and garage or extended house potential (subject to the necessary planning consents). With an enclosed, private, south-west facing garden with brick outbuildings.

An early, internal viewing of this rare opportunity comes warmly recommended.



Entrance porch

With a colour leaded light front entrance leading to:-

Entrance hallway

With double panel central heating radiator, stairs to the first floor and an under stairs pantry cupboard with meters and thrawl.

Lounge

13'2 x 12'7 (4.01m x 3.84m)

Feature stone fire place with gas fire inset with a Cornish slate hearth, a secondary double glazed box bay window to the front, central heating radiator, telephone point and further window to the side.

Rear dining room/Reception

10'9 x 10'6 (3.28m x 3.20m)

Central heating radiator, gas fire, UPVC double glazed window to the rear and window to the side.

Kitchen

7'11 x 7'2 (2.41m x 2.18m)

A small kitchen with single drainer sink, plumbing for washing machine, electric cooker point, UPVC double glazed window to the rear, fluorescent strip lighting, radiator, built in storage cupboard and a hard wood rear exit door.

First floor landing

With access to:-

Bedroom 1

12'11" x 11'8" (maximum) (3.96m x 3.56m (maximum))

Built in wardrobes, dressing table unit, central heating radiator and secondary double glazed window to the front.

Bedroom 2

10'11 x 10'6 (3.33m x 3.20m)

Central heating radiator and UPVC double glazed replacement window to the rear.

Bedroom 3

8'2 x 6'6 (2.49m x 1.98m)

Central heating radiator and a secondary double glazed window to the front.

Shower room

Incorporating a double shower cubicle with mains shower, pedestal wash hand basin, low flush W.C, replacement double glazed window to the rear, built in airing cupboard with Lag cylinder immersion heater and central heating radiator.

Outside

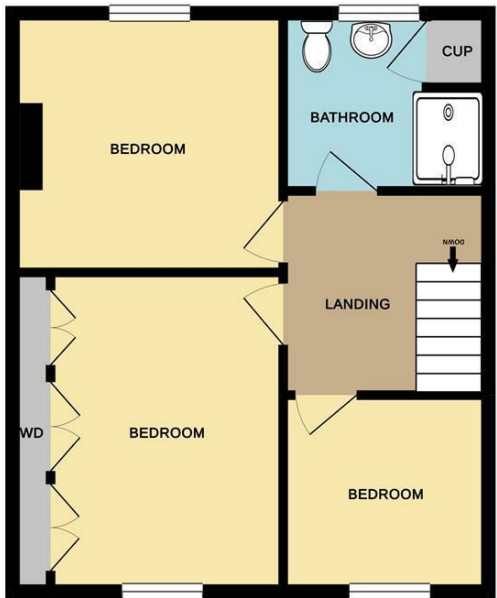
Hedged front boundaries, path and lawns at the side creating the possibility (subject to planning) for off-street parking to garaging or house extension. The rear garden is lawned, hedged and enclosed with a high degree of privacy and enjoying a sunny, south-west facing elevation. An early, internal viewing comes highly recommended.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		52	87
(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 (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		44	86
(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	
			

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