Robert Ellis

look no further...

Linden Grove,
Beeston, Nottingham
NG9 2AD

£250,000 Freehold

0115 922 0888

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A charming three bedroom, semi detached property with the benefit of no upward chain.

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, schools, healthcare facilities, restaurants, and transport links, with Beeston train station being less than a five minute walk away and bus and tram stops also close by.

This fantastic property would be considered and ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room and breakfast kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden with footpath to the entrance door. The enclosed rear garden is primarily lawned with an apple tree and hedges boundaries.

Offered to the market with UPVC double glazing throughout, gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
Hard wood entrance door through to the entrance hall with access to a useful under stairs storage cupboard.

Living Room
A carpeted reception room, with radiator, gas fireplace and UPVC double glazed windows to both the front and rear aspect.

Kitchen
A range of wall and base units with work surfacing over, sink with drainer and taps, space and fittings for freestanding appliances to include electric cooker, fridge freezer and washing machine, wall mounted boiler, gas fire and windows to the rear and side aspect and door to the rear garden.

First Floor Landing
A carpeted landing space, with radiator and UPVC double glazed window to the front aspect.

Bedroom One
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two
A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three
A carpeted bedroom, with UPVC double glazed window to the front aspect.

Bathroom
Incorporating bath and pedestal wash hand basin, part tiled walls and window to the side aspect.

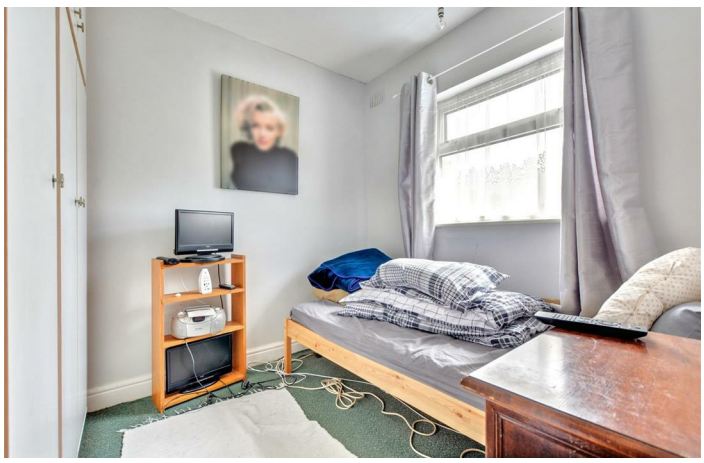
Separate w.c.
Low flush WC and window to the side aspect.

Outside
To the front is lawned garden with mature shrubs and hedges. The enclosed rear is primarily lawned with a apple tree, space for a shed and hedges boundaries.

Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – 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.



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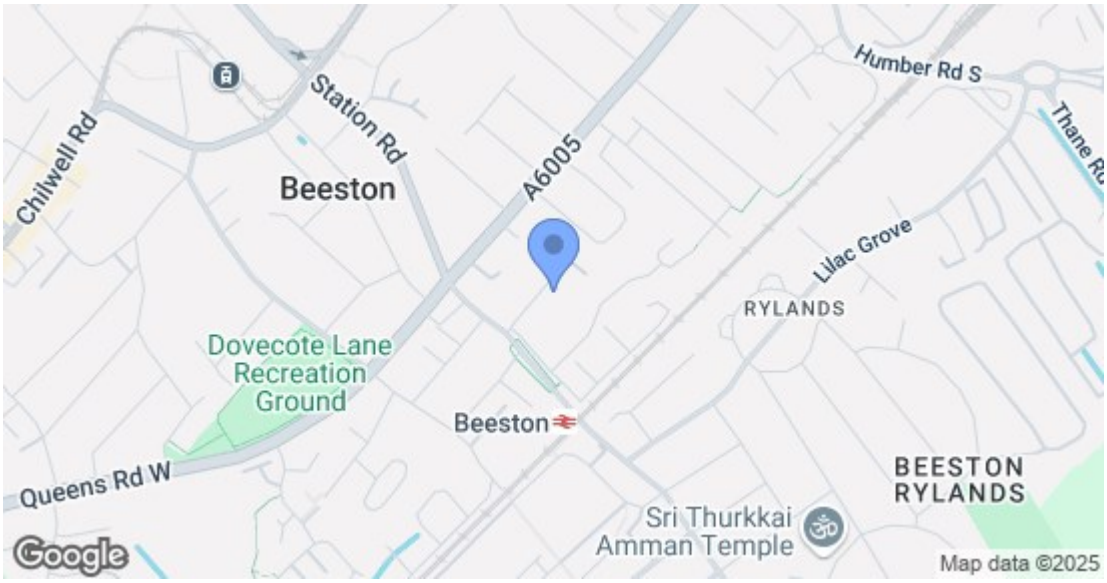

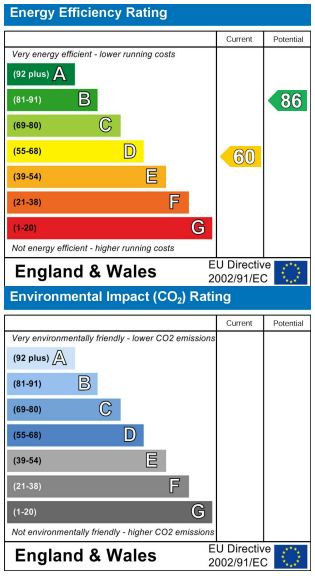

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