



**9 Highgrove Avenue
Beeston, Nottingham NG9 4DN**

£275,000

An extended three bedroom semi-detached house displaying great potential.



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Requiring renovation and improvement throughout, though offering considerable potential for extension (subject to the necessary consents) and general upgrading and re-modelling, this generous three bedroom semi-detached house on a good sized plot is an excellent opportunity.

In brief the internal accommodation comprises: Entrance porch, entrance hallway, lounge, dining room, kitchen, conservatory, rear store and WC to the ground floor. Rising to the first floor is a landing, three bedrooms and a bathroom.

Outside the property has a driveway to the front with a garage beyond and stocked borders and to the rear the property has a mature and well stocked garden with various beds and borders, patio and lawn.

Tucked away in a peaceful yet convenient location within north west Beeston and offered to the market with the benefit of chain free vacant possession.



Porch

A wooden entrance door leads to porch with window and second wooden door with flanking window to the hallway.

Entrance Hallway

With radiator, understairs cupboard and stairs off to first floor landing.

Kitchen

10'4" x 10'4" (3.17 x 3.15)

Fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, radiator and UPVC double glazed bay window.

Dining Room

21'6" x 7'11" (6.56 x 2.43)

Two radiators, UPVC double glazed window, fitted cupboard and patio door through to the conservatory.

Sitting Room

19'2" x 12'7" decreasing to 11'10" (5.85 x 3.84 decreasing to 3.61)

UPVC double glazed window and two radiators.

Conservatory

11'8" x 7'2" (3.56 x 2.20)

UPVC double glazed windows and patio door leading to the rear garden.

Storeroom

10'5" x 7'2" (3.20 x 2.19)

Wall mounted Glow Worm boiler and integral door through to the garage.

WC

With WC, wall mounted wash hand basin, part tiled walls and extractor fan.

First Floor Landing

With UPVC double glazed window,

Bedroom One

10'5" x 10'4" (3.18 x 3.16)

UPVC double glazed window and radiator.

Bedroom Two

11'4" x 10'9" (3.46 x 3.29)

UPVC double glazed window and radiator.

Bedroom Three

9'11" x 7'8" (3.03 x 2.36)

UPVC double glazed window and airing cupboard housing the hot water cylinder.

Bathroom

With a three piece suite comprising WC, pedestal wash hand basin, bath with shower off the taps, radiator, part tiled walls, UPVC double glazed window.

Outside

To the front the property has a driveway providing ample car standing with a double garage beyond. There are also stocked borders and gated access leading along the side of the property to the rear. To the rear the property has a large and mature garden with outside tap, patio, well stocked beds and borders with mature shrubs and trees.





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. Made with Metrage ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			
(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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