



Dagmar Grove,  
Beeston, Nottingham  
NG9 2BH

**£225,000 Freehold**



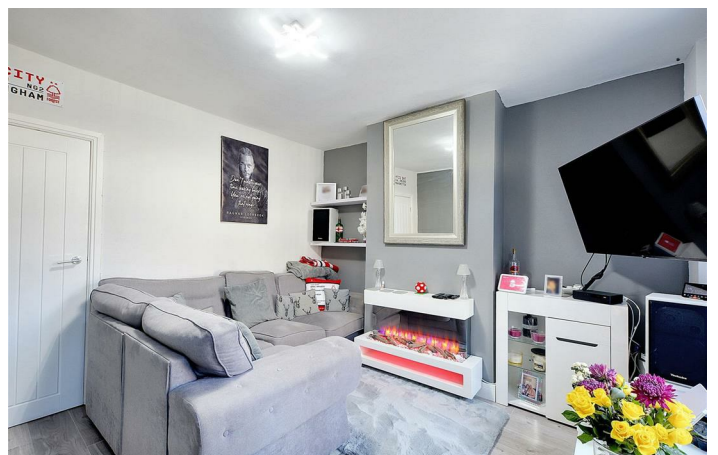
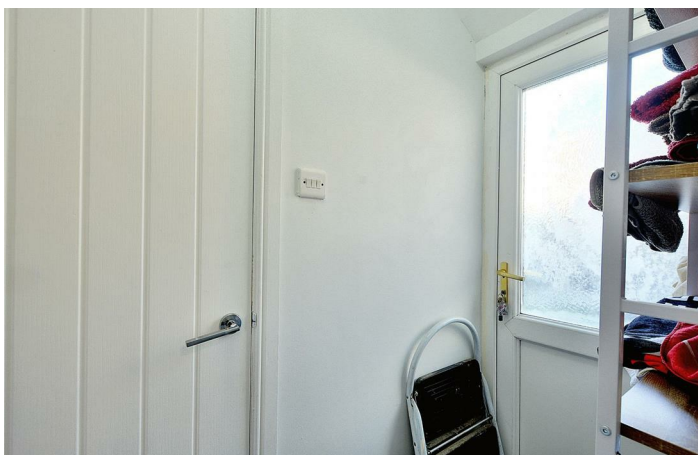
A recently refurbished three bedroom mid-terraced house.

Situated in this popular and convenient residential location readily accessible for a variety of local shops and amenities including schools, transport links, The University of Nottingham, Boots Head Office and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation which is split over three floors comprises: Lounge, open plan kitchen/diner and bathroom to the ground floor. To the first floor you will find two good sized double bedrooms and rising to the second floor is a further double bedroom.

To the front of the property you will find a small gravelled garden with gated side access leading to the private and enclosed rear garden where you will find a patio area, a gravelled area beyond, a useful shed and fenced boundaries.

Offered to the market with the benefit of a range of modern fixtures and fittings, new gas central heating and UPVC double glazing throughout, this great property truly must be viewed in order to be fully appreciated.



## Lounge

11'5" x 11'3" (3.48m x 3.43m)

With UPVC double glazed front door, UPVC double glazed window to the front, laminate flooring, radiator and door to the kitchen/diner.

## Kitchen/Diner

22'7" reducing to 14'2" x 11'3" reducing to 5'8" (6.9m reducing to 4.33m x 3.43m reducing to 1.74m)

With laminate flooring, a range of modern wall, base and drawer units in grey, worksurfaces, integrated electric oven and hob, space for a fridge, freezer and washing machine, sink with drainer and mixer tap, tiled splashbacks, two radiators, UPVC double glazed windows to the rear and side, stairs to the first floor, useful under stairs storage cupboard, UPVC double glazed door to the garden and door to the bathroom.

## Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, vinyl flooring, radiator and UPVC double glazed window to the side.

## First Floor Landing

With stairs to the second floor and doors to two bedrooms.

## Bedroom One

11'5" x 11'3" (3.48m x 3.43m)

Carpeted double bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Two

11'4" x 11'3" (3.47m x 3.43m)

Carpeted double bedroom with UPVC double glazed window to the rear, radiator and a cupboard housing the new Vokera combination boiler.

## Bedroom Three

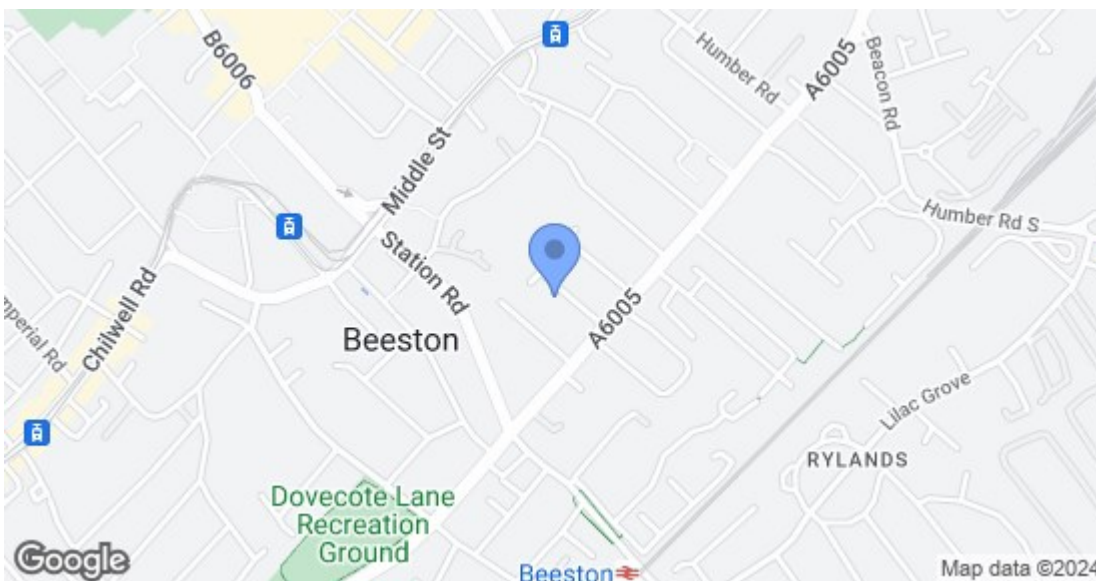
12'9" x 11'2" (3.9m x 3.42m)

Carpeted double bedroom with two Velux windows, radiator and useful eaves storage space.

## Outside

To the front of the property you will find a small gravelled garden with gated side access leading to the private and enclosed rear garden where you will find a patio area, a gravelled area beyond, a useful shed and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.