



**Grove Street
Beeston, Nottingham NG9 1JL**

Guide Price £340,000

A lovely three bedroom detached home with off street parking and spacious rear garden with the benefit of no upward chain.



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Situated within walking distance from Beeston town centre and conveniently placed for access to a range of local amenities including independent shops, coffee shops, public houses, the gym and the new Arc cinema. The property also provides easy access to bus routes in and around the city and is only a short walk away from Beeston train station for commutes further afield.

In brief, the internal accommodation comprises: Porch, entrance hallway, living room, dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms, a bathroom and separate WC.

To the front is a flowerbed landscaped garden with a paved driveway leading to a carport and garage. Both sides of the property allow access through to a private garden. To the rear is a large primarily lawned space with a paved seating area and fenced boundaries. At the end of the garden is a brick built storage shed with the possibility of future conversion.

This property comes to the market with the benefit of no upward chain and would be ideal for a variety of purchasers looking to put their own stamp on their next home. An early internal viewing comes highly recommended.



Porch

With single glazed door through to entrance hall.

Entrance Hallway

Vinyl flooring, carpeted stairs and radiator.

Living Room

12'0" x 11'9" (3.661 x 3.589)

Carpeted room with single glazed bay window to the front aspect and double glazed window to the side aspect, radiator and electric fire.

Dining Room

11'11" x 13'9" (3.655 x 4.206)

Carpeted room with radiator, gas fire, double glazed window to the side aspect and door to the rear garden.

Kitchen

8'9" x 13'7" (2.677 x 4.158)

With wall, base and drawer units with worksurfaces over, inset sink with drainer, space and fittings for freestanding gas oven and appliances including freestanding fridge freezer and washing machine. Windows to the side and front aspect and double glazed door leading to the rear garden.

First Floor Landing

With access to loft hatch.

Bedroom One

12'0" x 13'2" (3.673 x 4.031)

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

Bedroom Two

10'3" x 11'8" (3.145 x 3.575)

Carpeted room with radiator and single glazed bay window to the front aspect.

Bedroom Three

7'5" x 8'2" (2.270 x 2.510)

Carpeted room with radiator and window to the front aspect.

Bathroom

With walk in mains powered shower, pedestal wash hand basin, built in storage cupboard and frosted glazed window to the rear aspect.

Separate WC

With low flush WC.

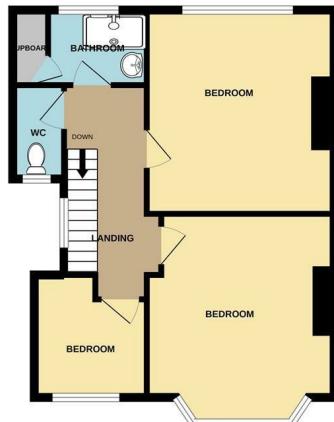
Outside

To the front of the property is a low maintenance flowerbed landscape with paved driveway leading to the carport and garage with power. Both sides of the property allow for access to a private garden. To the rear is a large, primarily lawned garden with a paved seating area and fenced boundaries. To the very back of the garden is a brick built store with the possibility of future conversion.

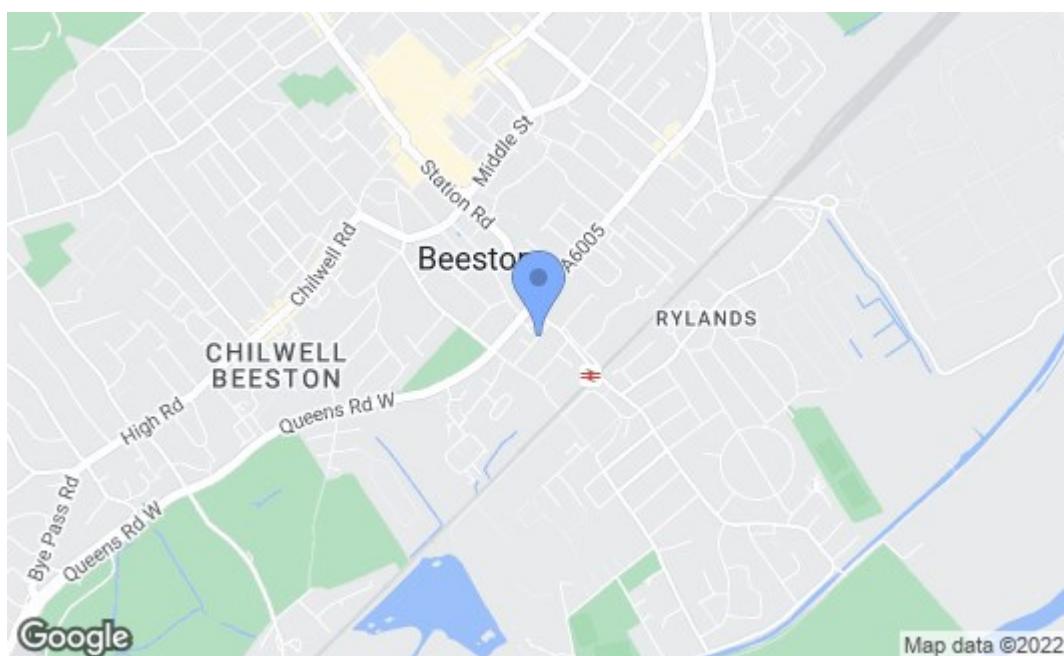


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be relied on as to the precise layout of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		41
(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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