



Charlton Grove,
Beeston, Nottingham
NG9 1GY

£240,000 Freehold



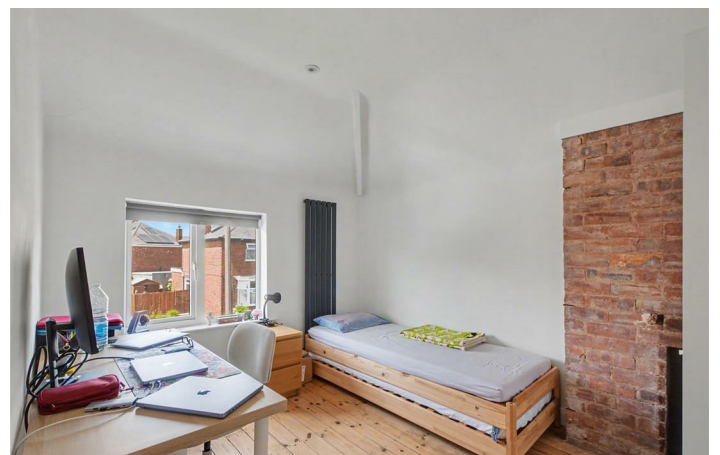
Located on Charlton Grove, Beeston, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. With parking available, a valuable asset in this bustling neighbourhood.

One of the standout features of this property is the absence of a chain, allowing for a smoother and quicker transaction process. This means you can move in and start making memories without unnecessary delays.

Charlton Grove is situated in a vibrant community, with local amenities, schools, and parks just a stone's throw away. This location offers a perfect blend of convenience and tranquillity, making it an ideal choice for those looking to settle in a welcoming environment.

In summary, this end-terrace house in Beeston is a fantastic opportunity for anyone looking to invest in a lovely home. With its spacious bedrooms, inviting reception area, and practical parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.



Entrance Hall

With a composite entrance door, tiled flooring, contemporary radiator, stairs to the first floor and door to the lounge.

Lounge

11'3" x 11'1" (3.43m x 3.4m)

Laminate flooring, UPVC double glazed bay window to the front, underfloor heating and opening into the kitchen diner.

Kitchen Diner

14'6" x 12'2" (4.42m x 3.71m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer with mixer tap, integrated electric oven with five burner gas hob and extractor fan over, tiled splashbacks, American style fridge freezer, washing machine, dishwasher, spotlights to ceiling, UPVC double glazed door and two UPVC double glazed windows to the rear, underfloor heating and a useful understairs storage cupboard.

Landing

With loft-hatch with ladder to boarded loft space with light and power, and doors to the bathroom and three-bedrooms.

Bedroom One

12'2" x 8'7" (3.71m x 2.62m)

With wooden flooring, exposed brick chimney breast, contemporary radiator and UPVC double glazed window to the rear.

Bedroom Two

11'2" x 8'11" (3.41m x 2.73m)

Wooden flooring, exposed brick chimney breast, UPVC double glazed window to the front and radiator.

Bedroom Three

9'2" x 5'4" (2.8m x 1.65m)

Wooden flooring, UPVC double glazed window to the rear and radiator.

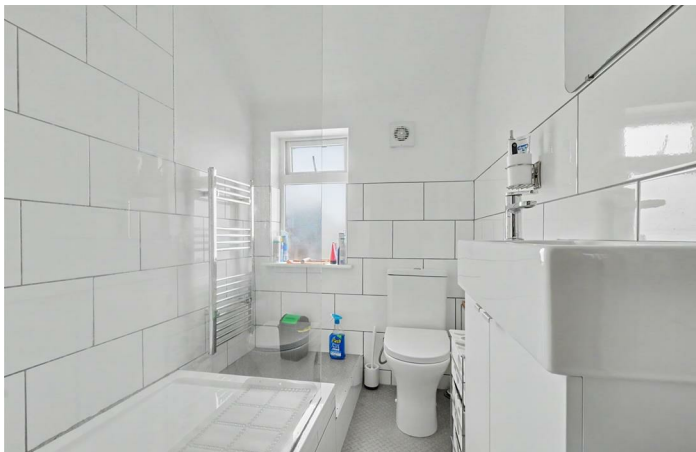
Shower Room

Incorporating a three-piece suite comprising walk-in

shower, wash-hand basin inset to vanity unit, WC, tiled walls, wall-mounted heated towel rail, UPVC double glazed window to the front and extractor fan.

Outside

To the front of the property you will find a block paved footpath, slate chippings and gated side access leading to the generous rear garden which includes a block paved patio overlooking the lawn beyond, gated driveway to the rear, stocked beds and police approved secure Asgard metal shed fits up to 8 bicycles with lighting and power installed, a further wooden shed, insulated and installed with lighting and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		65
(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		
(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		

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.