



Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PF

£250,000 Freehold



A traditional 1930's three bedroom semi-detached house with a open plan kitchen diner to the rear.

Benefitting from a new kitchen and redecoration, this well proportioned property is offered to the market with the benefit of chain free vacant possession and is likely to appeal to variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, sitting room, open plan kitchen diner, rising to the first floor are two double bedrooms, further single bedroom, separate WC and bathroom.

Outside the property has a lawned garden to the front, a driveway providing ample car standing to the side and to the rear there is a low maintenance garden with patio and borders.

Well placed for easy access to Beeston Train Station, local shops and a range of other facilities, this clean and tidy property is well worthy of viewing.



Entrance Hall

UPVC double glazed entrance door, under stair recess, radiator and stairs leading to the first floor landing.

Sitting Room

12'10" x 10'2" (3.91m x 3.10m)

UPVC double glazed window and radiator.

Kitchen Diner

15'11" x 13'8" (4.87m x 4.18m)

Fitted with a range of wall and base units, work surfacing with tiled splash back, single sink and drainer unit, with mixer tap, inset gas hob with electric oven below and air filter above, plumbing for a washing machine, UPVC double glazed window, patio door to the rear garden and radiator.

First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One

13'8" x 10'1" (4.19m x 3.09m)

UPVC double glazed window and radiator.

Bedroom Two

10'11" x 8'5" (3.35m x 2.57m)

UPVC double glazed window and radiator.

Bedroom Three

7'10" x 7'4" (2.39m x 2.24m)

UPVC double glazed window and radiator.

Separate WC

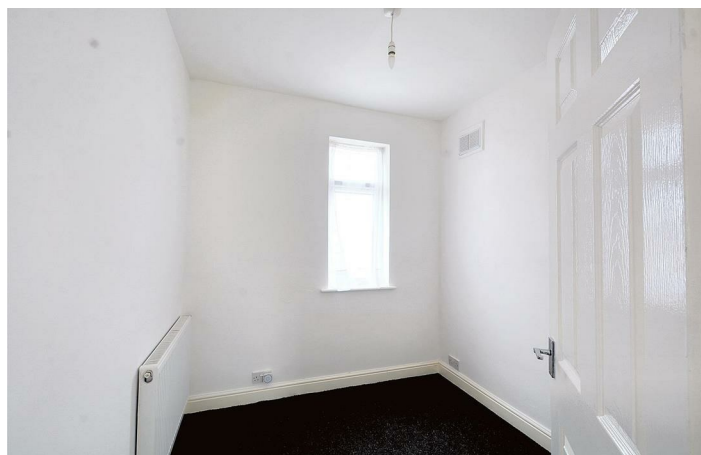
Fitted with a low level WC and UPVC double glazed window.

Bathroom

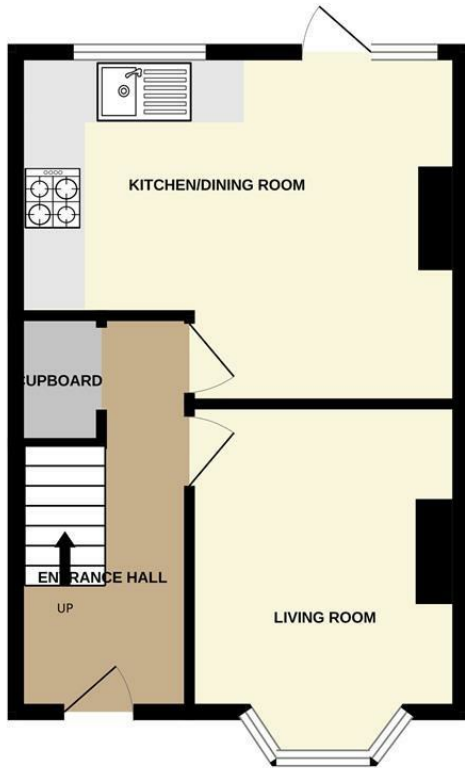
Fitted with a pedestal wash hand basin, bath with Triton shower over, part tiled walls, extractor fan, radiator and cupboard housing the main boiler.

Outside

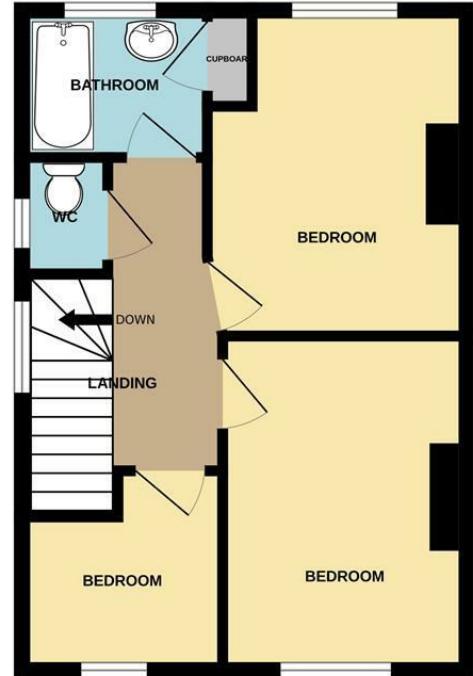
To the front the property has a primarily lawned garden and drive providing car standing along the side of the property. To the rear the property has an enclosed garden with patio and shrubs.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

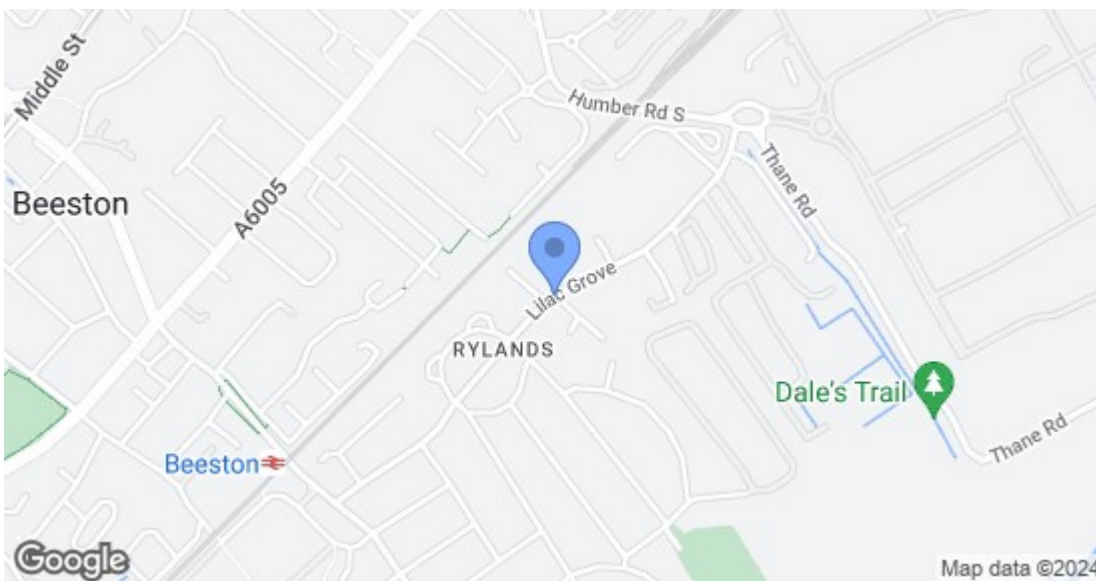


1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

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