Robert Ellis

look no further...

Grenville Road,
Beeston Rylands, Nottingham
NG9 1LN

O/O £200,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An Attractive 1930's Two Bedroom Traditional Terrace House with No Upward Chain

Considered an ideal opportunity for a first time buyer, investor or those looking to downsize, this well presented two bedroom property has good room sizes with an open plan kitchen diner to the rear.

In brief the internal accommodation comprises of an entrance hall, sitting room, open plan kitchen diner and rising to the first floor are two bedrooms and the bathroom.

Outside the property has a walled front garden with stocked borders and to the rear has a particularly generous and private, mature garden with various borders, lawn and patio.

Conveniently situated for easy access to Beeston Canal and train station and being within walking distance of the town centre which offers a variety of shops and services.

Hallway
UPVC double glazed entrance door, radiator, stairs to the first floor landing.

Sitting Room
12'3" x 11'10" approx (3.74m x 3.63m approx)
UPVC double glazed window, radiator, fitted cupboard and gas fuel effect fire with granite style hearth and Adam style mantle.

Kitchen Diner
15'3" x 9'1" approx (4.66m x 2.78m approx)
Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with electric oven below and air filter above, plumbing for a washing machine, dishwasher, two UPVC double glazed windows, door to the exterior, radiator and useful understairs cupboard.

First Floor Landing
Nuair dri-eco-heat-hc and doors to:

Bedroom 1
15'5" to 12'3" x 11'10" approx (4.70m to 3.75m x 3.62m approx)
UPVC double glazed window and radiator.

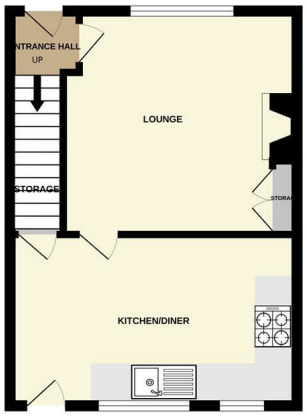
Bedroom 2
9'1" x 7'2" approx (2.79m x 2.20m approx)
UPVC double glazed window and radiator.

Bathroom
7'10" x 6'3" approx (2.39m x 1.92m approx)
Low flush w.c., wash hand basin, shaver point, bath with mains control shower over, part tiled walls, tiled flooring, UPVC double glazed window, heated towel rail and extractor fan.

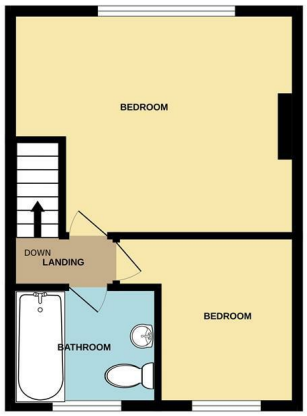
Outside
To the front the property has a walled and enclosed garden with mature shrubs and gravel. To the rear the property has a particularly generous and private garden with patio and tap, lawn, raised borders, further well stocked borders with trees and shrubs and a shed.

Council Tax
Broxtowe Borough Council Band A

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



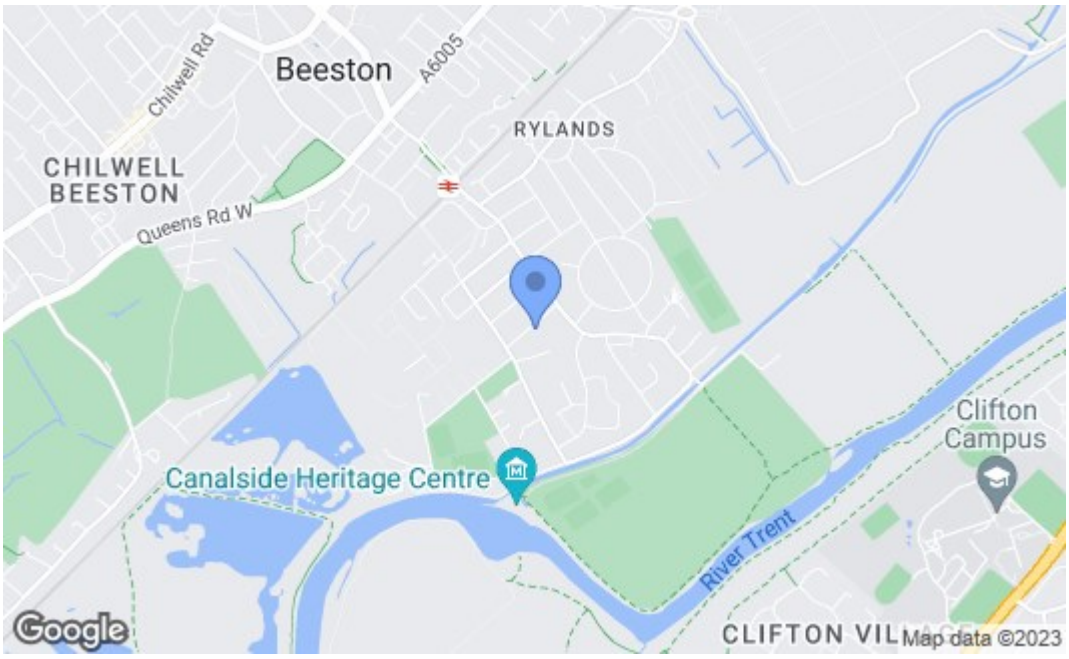
1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.

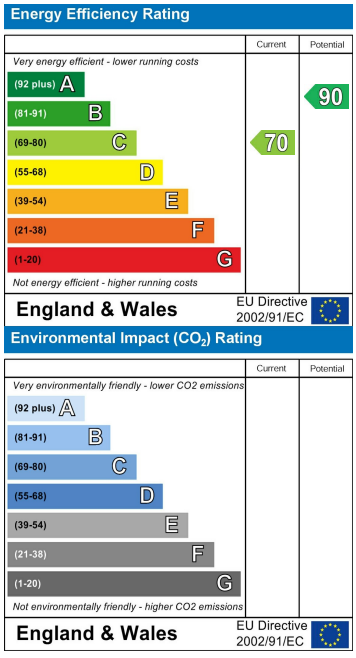


21 GRENVILLE ROAD, BEESTON RYLANDS

TOTAL FLOOR AREA : 641 sq.ft. (59.5 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.
Made with Metropix ©2023





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888