



Dagmar Grove
Beeston, Nottingham NG9 2BH

£230,000 Freehold

A well presented three bedroom mid-terraced house with accommodation over three floors



A well presented three bedroom mid-terraced house with accommodation split over three floors situated in a popular and convenient location within walking distance of Beeston High Street.

An ideal opportunity for a wide range of potential purchasers including first time buyers, young professionals and investors looking to add to their portfolio.

The property is within easy reach of a variety of local amenities including, shops, supermarkets, bars, restaurants, Nottingham University and the Queens Medical Centre. There are bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Living room, open plan kitchen/diner, utility space and bathroom to the ground floor. Rising to the first floor are two double bedrooms and to the second floor is a third bedroom.

To the front the property has a small courtyard style garden. To the rear is a decked area directly outside the door with access to a gated garden with space for a seating area and fenced boundaries.

With the benefit of double glazing and gas central heating throughout this property is well worthy of an early internal viewing in order to be fully appreciated.



Living Room

11'2" x 10'11" (3.410 x 3.331)

A UPVC double glazed door leads through to the living room with laminate flooring, radiator and UPVC double glazed window to the front aspect.

Kitchen/Diner

11'2" x 13'11" (3.420 x 4.263)

With a range of wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Integrated electric oven and hob. Space for freestanding fridge/ freezer.

Utility Space

With space and fittings for freestanding washer/dryer and wall mounted boiler.

Bathroom

Incorporating a three piece suite comprising bath with electric power shower above, wash hand basin and WC.

First Floor Landing

Bedroom One

11'2" x 9'9" (3.413 x 2.988)

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

Bedroom Two

11'2" x 9'1" (3.409 x 2.781)

Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to storage cupboard.

Second Floor

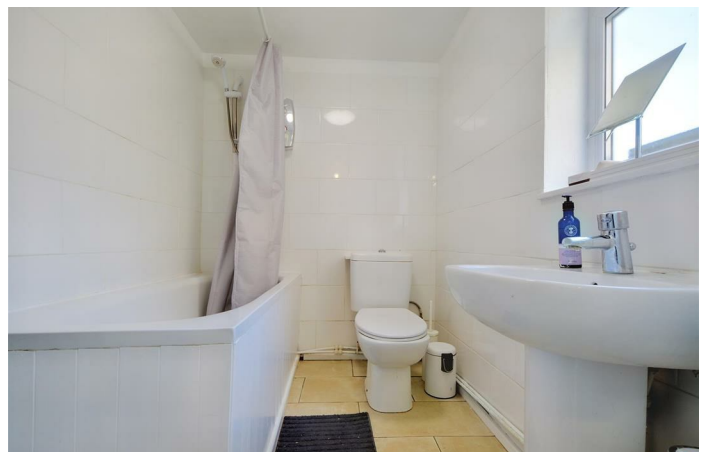
Bedroom Three

11'2" x 12'8" (3.428 x 3.863)

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

Outside

To the front the property has a small courtyard style garden. To the rear is a decked area directly outside the door with access to a gated garden with space for a seating area and fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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.