



Grenville Road,  
Beeston Rylands, Nottingham  
NG9 1LN

**O/O £200,000 Freehold**



### An Attractive 1930's Two Bedroom Traditional Terrace House

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

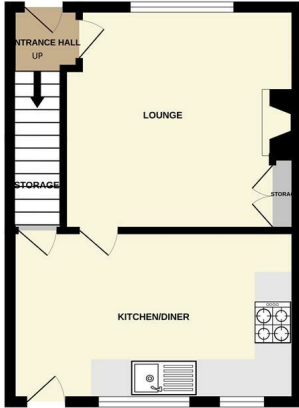
To the front the property has a walled and enclosed garden with mature shrubs and gravel. To the rear the property has a particularly generous and private garden with patio and tap, lawn, raised borders, further well stocked borders with trees and shrubs and a shed.

## Council Tax

Broxtowe Borough Council Band A



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



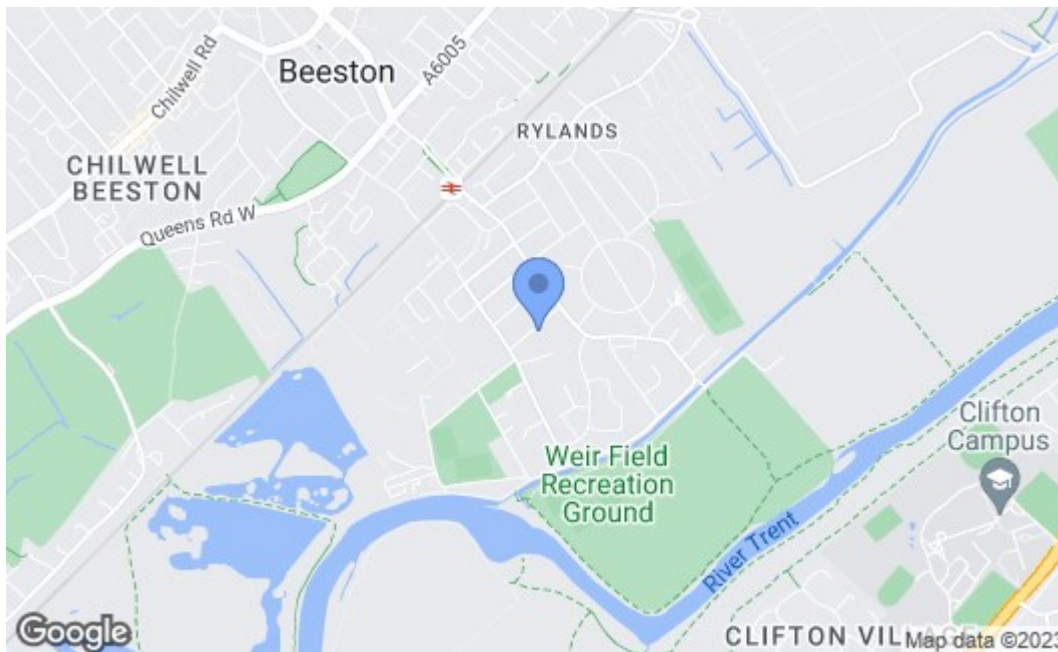
1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



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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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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