



**Waldemar Grove**  
**Beeston, Nottingham NG9 2BJ**

**£270,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOUSE.



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Situated in this popular and convenient residential location within easy reach of local shops and amenities including schools, transport links, Nottingham University and Boots head office, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises of an entrance hall, lounge, open plan kitchen diner and a conservatory to the ground floor. Rising to the first floor you will find the three bedrooms and a bathroom.

To the front of the property you will find a walled garden with mature shrubs and gated side access leading to the private and enclosed generous rear garden which includes a patio which is perfect for entertaining with a primarily lawned area beyond, a range of mature shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market in ready to move into condition and with the benefit of no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

A panelled front door leads to the entrance hall with a UPVC double glazed flanking window, radiator, stairs to the first floor, useful understairs storage cupboard and door to:

### Dining Room

11'6" x 11'1" approx (3.53m x 3.39m approx)  
Fitted cupboard, radiator, window and door to the conservatory, door to the lounge and open to:

### Kitchen

8'2" x 4'11" approx (2.5m x 1.51m approx)  
With a range of fitted wall and base units, work surfaces with tiled splashbacks, sink and drainer with mixer tap, gas cooker point with extractor fan over, tiled flooring and UPVC double glazed window to the rear.

### Lounge

14'0" x 10'9" approx (4.28m x 3.28m approx)  
UPVC double glazed bay window to the front, radiator, laminate flooring and open fireplace with Adam style mantle.

### Conservatory

8'4" x 7'8" approx (2.55m x 2.36m approx)  
Tiled flooring, UPVC double glazed windows and UPVC double glazed sliding door to the rear garden.

### First Floor Landing

With loft access hatch, UPVC double glazed window to the side and doors to:

### Bedroom 1

12'1" x 10'3" approx (3.69m x 3.13m approx)  
With exposed and varnished wooden floorboards, UPVC double glazed window to the front and radiator.

### Bedroom 2

11'5" x 10'3" approx (3.49m x 3.13m approx)  
Wooden floorboards, radiator and UPVC double glazed window to the rear.

### Bedroom 3

8'4" x 6'0" approx (2.55m x 1.83m approx)  
UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a two piece suite comprising of a bath with mains control shower over, wash hand basin, heated towel rail, fitted cupboard housing the combination boiler and UPVC double glazed window to the rear.

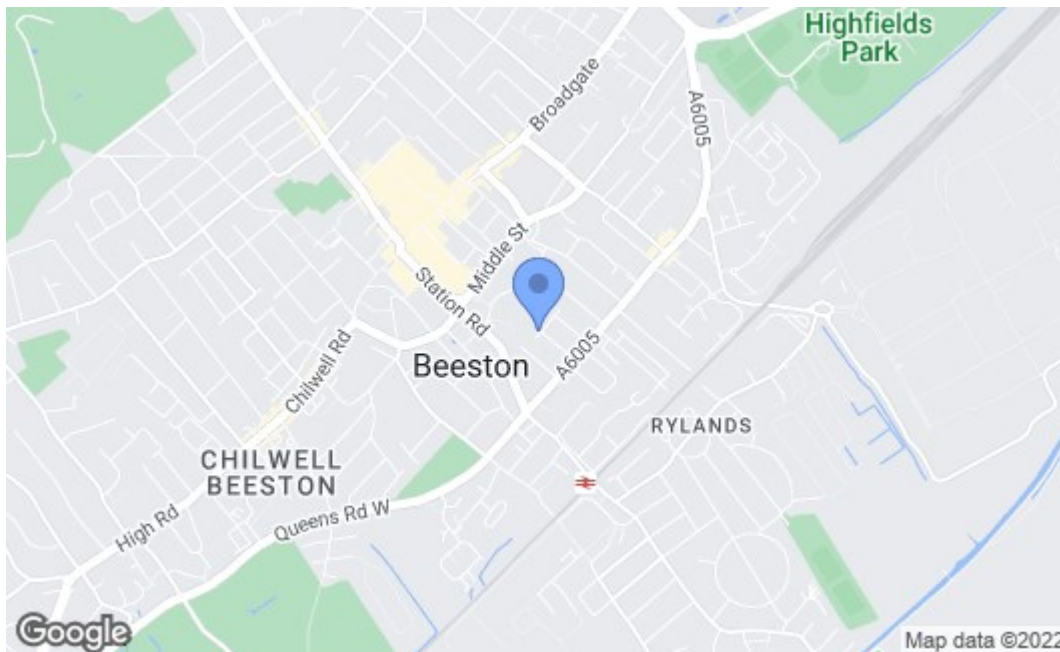
### Separate w.c.

With a w.c. and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a walled garden with mature shrubs and gated side access leading to the private and enclosed generous rear garden which includes a patio which is perfect for entertaining with a primarily lawned area beyond, a range of mature shrubs, stocked beds and borders, useful storage shed and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.