



Grove Street,  
Beeston, Nottingham  
NG9 1JL

**£300,000 Freehold**



A unique two-bedroom detached bungalow with the benefit of no upward chain.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers looking to put their own stamp on their next purchase including anyone looking to downsize or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; A welcoming entrance hall, kitchen, living room, conservatory, two double bedrooms and bathroom.

Outside to the front of the property is a paved garden with driveway with ample parking for one car. The rear is also paved with mature shrubs.

With the advantage of a central location and a large amount of potential this property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to a large hallway, previously used as a dining room, with parquet flooring, radiator, access to the loft hatch and door to the rear garden.

### Kitchen

15'1" x 11'10" (4.60m x 3.63m )

A range of wall and base units with work surfacing over and breakfast bar, sink with drainer and mixer tap. Space and fittings for a variety of freestanding appliances. Parquet flooring, cupboard housing the boiler, double glazed window to the front aspect and sliding door to the conservatory.

### Living Room

13'3" x 12'9" (4.04m x 3.91m )

Parquet flooring, with radiator, gas fire, double glazed window to the front aspect and sliding door to the conservatory.

### Conservatory

Tiled flooring and door to the rear garden.

### Bedroom One

13'6" x 11'1" (4.14m x 3.40m )

Radiator and double-glazed window to the side and rear aspect.

### Bedroom Two

13'2" x 11'1" (4.02m x 3.40m )

Carpeted bedroom, with radiator and double-glazed window to the front aspect.

### Bathroom

Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in shower, part tiled walls, radiator, and double-glazed window to the side aspect.

### Outside

To the front of the property is a paved garden with mature shrubs, driveway with ample off-street parking for one car and gated side access. The rear is also paved with mature shrubs.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

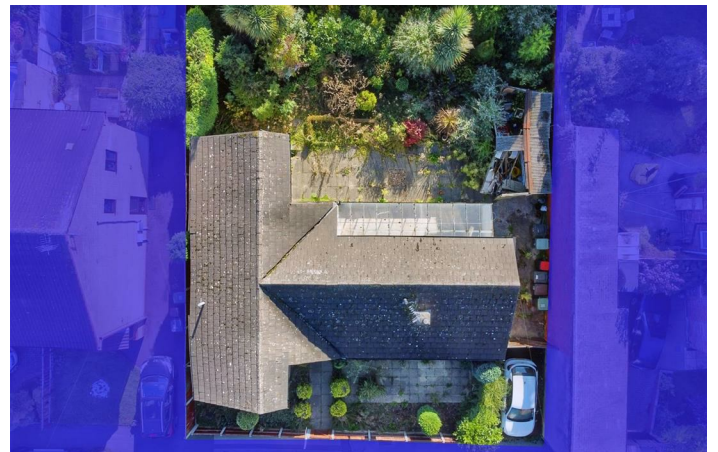
Planning Permissions/Building Regulations: None

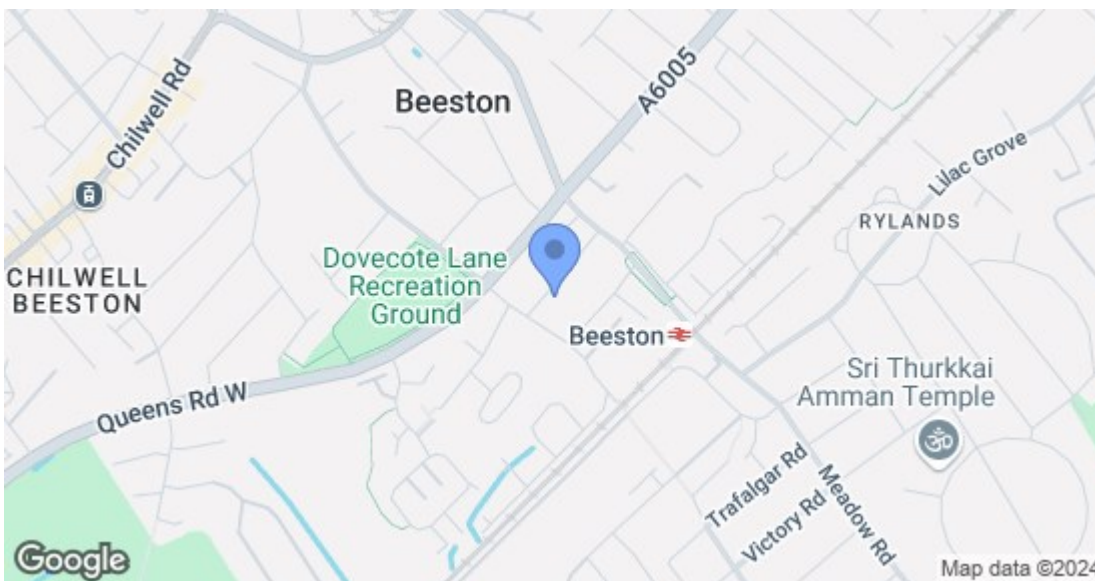
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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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