



Thyra Grove,  
Beeston, Nottingham  
NG9 2BL

**Offers in excess of  
£200,000 Freehold**



A period three-bedroom mid-terrace house.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including schools transport links, The University of Nottingham, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range potential purchasers including first time buyers as all white goods and furniture are included, young professionals, families, and investors as there is a n emergency lighting system, interlinked smoke alarms and fixtures and fittings to suit this.

In brief the internal accommodation which is arranged over three floors comprises: lounge, dining room, kitchen, utility, and bathroom to the ground floor, with two good sized double bedrooms to the first floor, and a further double bedroom to the second floor.

To the front of the property, you will find a small, gravelled area and to the rear there is an enclosed garden which features a patio area, lawn, and garden store.

Benefitting from chain free vacant possession and ready to move in condition, though offering plenty of potential to refurbish, this wonderful property is truly worth an early internal viewing.



### Lounge

12'2" x 12'0" (3.71m x 3.67m )

UPVC double glazed entrance door, bay window to the front, electric fire with Adam-style mantle, radiator, alcove shelving unit and door to the dining room.

### Dining Room

12'2" x 12'0" (3.73m x 3.67m )

Laminate flooring, radiator, stairs to the first floor, useful under stairs storage, UPVC double glazed window to the rear, and door to the kitchen.

### Kitchen

7'2" x 6'7" (2.19m x 2.03m )

A range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, integrated electric hob with air filter over, tiled splashbacks, tiled flooring, UPVC double glazed door and windows to the side.

### Utility Room

Plumbing for a washing machine and tumble dryer, space for a fridge freezer, tiled flooring, radiator, UPVC double glazed window to the side, wall mounted 'Worcester' combination boiler and a door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled flooring and walls, extractor fan, radiator, UPVC double glazed window to the rear and a wall mounted electric fan heater.

### First Floor Landing

with stairs to the second floor, and doors to the two bedrooms.

### Bedroom One

12'2" x 12'1" (3.71m x 3.69m )

A carpeted double bedroom with window to the front and radiator.

### Bedroom Two

12'2" x 12'1" (3.73m x 3.7m )

With wooden flooring, radiator, UPVC double glazed window to the rear and a built-in storage cupboard.

### Bedroom Three

12'10" x 12'0" (3.92m x 3.67m )

With wooden flooring, radiator, Velux window, and a built-in storage cupboard.

### Outside

To the front of the property there is a low maintenance gravelled area with fence boundaries. To the rear the garden features a patio, lawn and brick-built garden store.

### 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

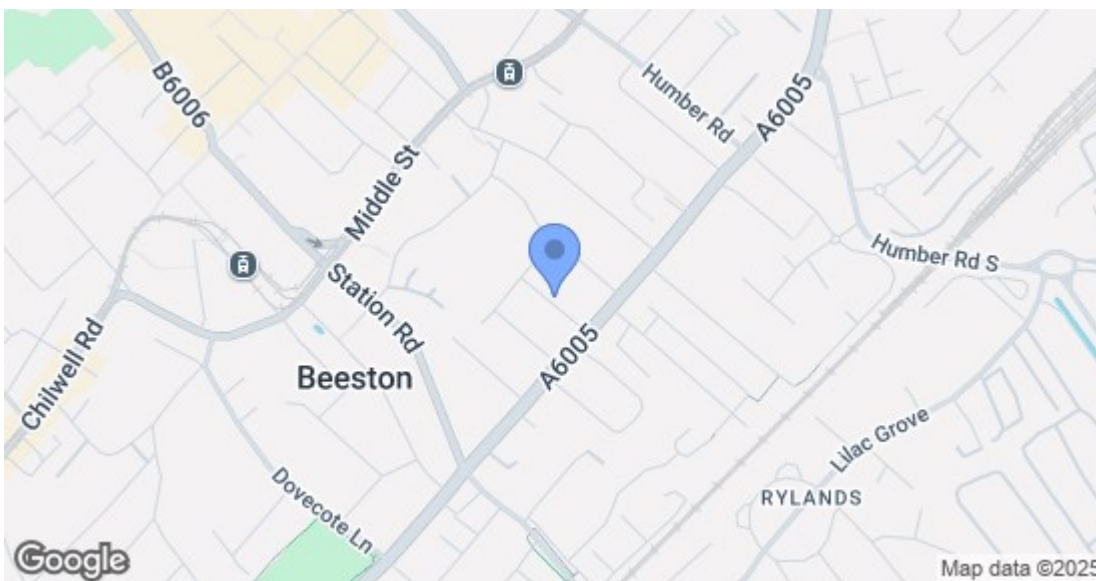
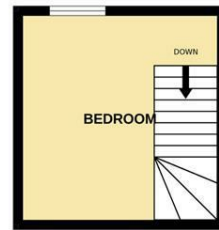
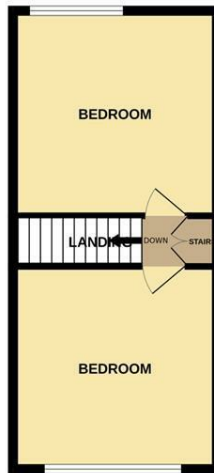
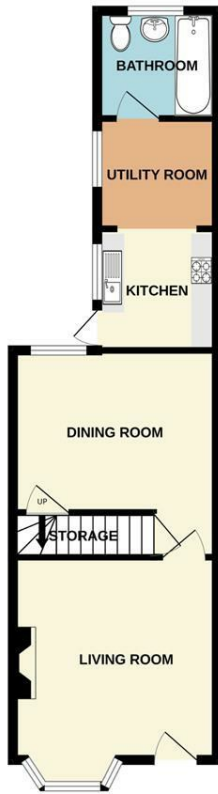
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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