



Linden Grove,  
Beeston, Nottingham  
NG9 2AD

**£250,000 Freehold**





A charming three bedroom, semi detached property with the benefit of no upward chain.

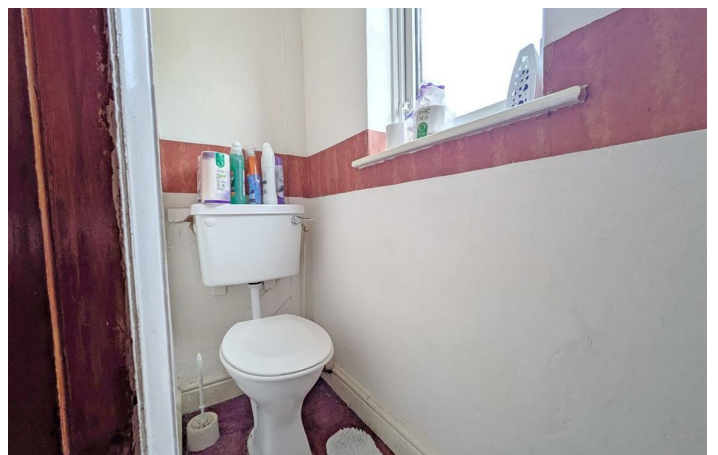
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, schools, healthcare facilities, restaurants, and transport links, with Beeston train station being less than a five minute walk away and bus and tram stops also close by.

This fantastic property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, living room and breakfast kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden with footpath to the entrance door. The enclosed rear garden is primarily lawned with an apple tree and hedges boundaries.

Offered to the market with UPVC double glazing throughout, gas central heating, this property is well worthy of an early internal viewing.



### Entrance Hall

Hard wood entrance door through to the entrance hall with access to a useful under stairs storage cupboard.

### Living Room

A carpeted reception room, with radiator, gas fireplace and UPVC double glazed windows to both the front and rear aspect.

### Kitchen

A range of wall and base units with work surfacing over, sink with drainer and taps, space and fittings for freestanding appliances to include electric cooker, fridge freezer and washing machine, wall mounted boiler, gas fire and windows to the rear and side aspect and door to the rear garden.

### First Floor Landing

A carpeted landing space, with radiator and UPVC double glazed window to the front aspect.

### Bedroom One

A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

A carpeted bedroom, with UPVC double glazed window to the front aspect.

### Bathroom

Incorporating bath and pedestal wash hand basin, part tiled walls and window to the side aspect.

### Separate w.c.

Low flush WC and window to the side aspect.

### Outside

To the front is lawned garden with mature shrubs and hedges. The enclosed rear is primarily lawned with a apple tree, space for a shed and hedges boundaries.

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

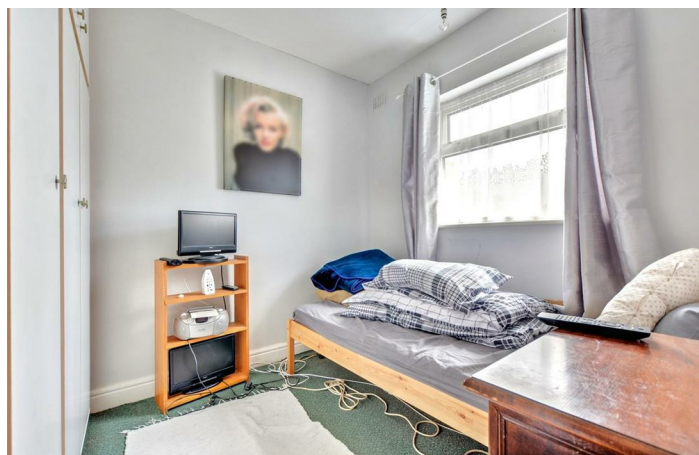
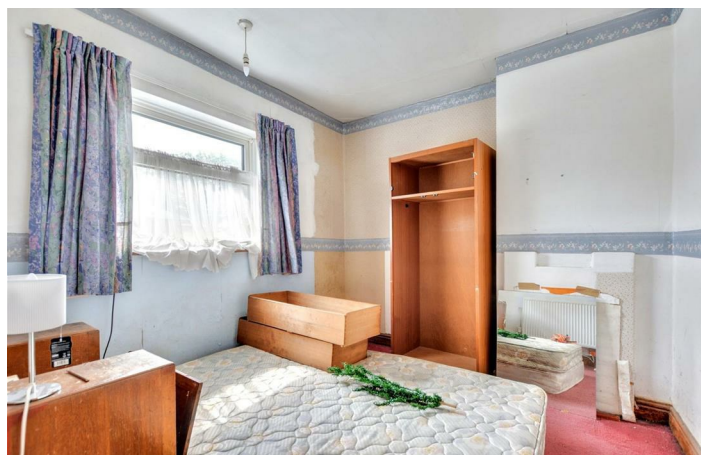
Non-Standard Construction – No

Any Legal Restrictions – No

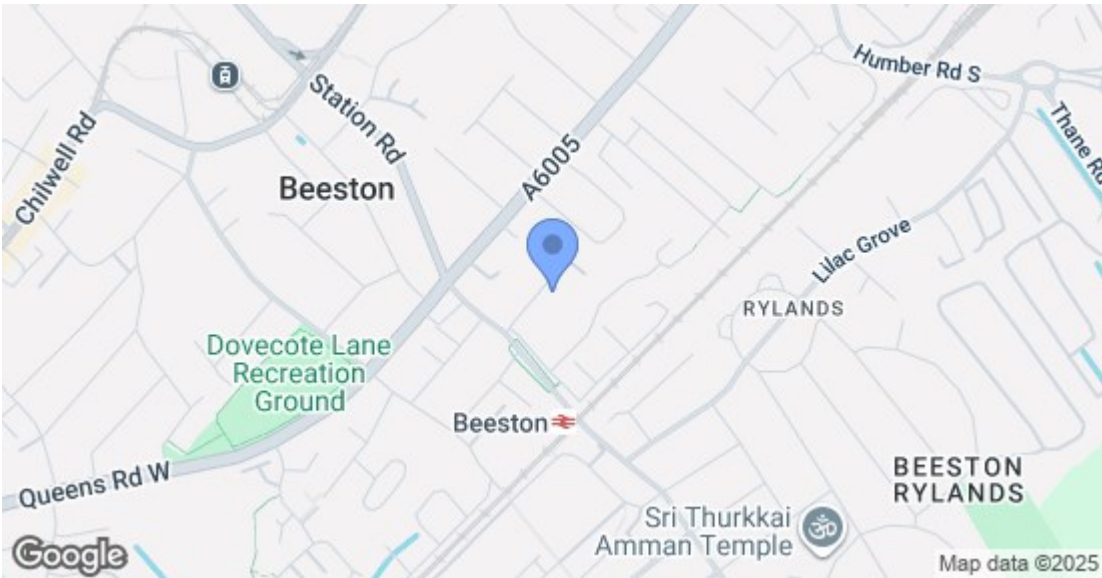
Other Material Issues – No

### 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		86
(81-91) B		
(69-80) C		60
(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 <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		
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