

# Robert Ellis

*look no further...*



Myrtle Grove,  
Beeston, Nottingham  
NG9 2EP

**£255,000 Freehold**

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Located in a quiet and peaceful cul-de-sac in the sought-after area of Beeston, this delightful terraced house presents an excellent opportunity for first time buyers, young professionals and investors. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The open plan lounge diner is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With a parking space available for one large (or 2 smaller) cars and an integral garage, you will find that this property offers both convenience and practicality, a rare find in such a desirable location.

Myrtle Grove is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks, making it an ideal setting for family life. The surrounding area is well-connected, providing easy access to public transport links, including NET Tram and Beeston Train Station, which is perfect for commuting to nearby cities.

This terraced house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it is sure to attract interest from those seeking a comfortable and convenient lifestyle in Beeston. Do not miss the chance to view this lovely property and envision your future here.



### Porch

Entrance door, windows to the both side, and secondary door leading to the lounge diner.

### Lounge Diner

24'2" reducing to 15'8" x 10'3" reducing to 7'7" (7.39m reducing to 4.8m x 3.14m reducing to 2.32m )

Lounge Zone being approximately 15 foot x 9 foot inches (4.57m x 2.92m )

Dining Zone being approximately 9 foot x 8 foot (2.74m x 2.44m)

UPVC double glazed window to the front, hardwood flooring, two radiators, stairs to the first floor, UPVC double glazed French doors to the rear, and door to the kitchen.

### Kitchen

10'0" x 8'0" (3.06m x 2.46m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit, integrated newly fitted electric oven with gas hob and air filter over, plumbing for washing machine, space for a fridge freezer, wall mounted heated towel rail, spotlights, and UPVC double glazed door and window to the rear.

### First Floor Landing

Built-in storage cupboard, housing the Worcester combination boiler, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

12'5" x 10'3" (3.79m x 3.14m )

UPVC double glazed window to the front, carpet flooring, built-in wardrobes, and radiator.

### Bedroom Two

9'5" x 8'2" (2.89m x 2.49m )

UPVC double glazed window to the rear, carpet flooring, built-in wardrobe, and radiator.

### Bedroom Three

UPVC double glazed window to the front, radiator, and built in wardrobe.

### Bathroom

Light and airy bathroom incorporating a three-piece suite comprising: panelled bath with shower over and glass splash screen, pedestal wash-hand basin, WC, tiled flooring and walls, and two UPVC double glazed windows to the rear.

### Garage

With up and over door to the front, light and power.

### Outside

Enclosed rear low-maintenance paved courtyard garden. Ideal for relaxing and socialising. Outside tap and outdoor lighting.

### 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

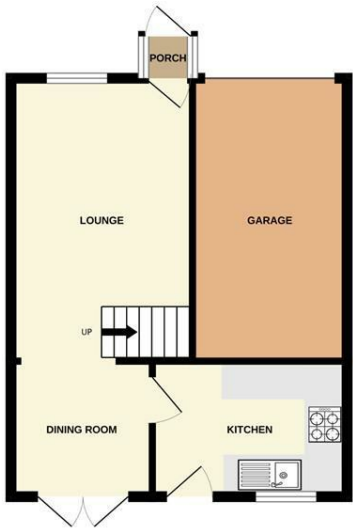
### Disclaimer:

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.

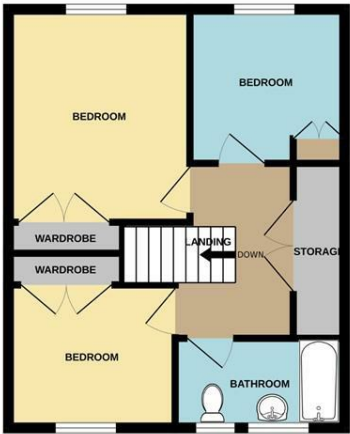




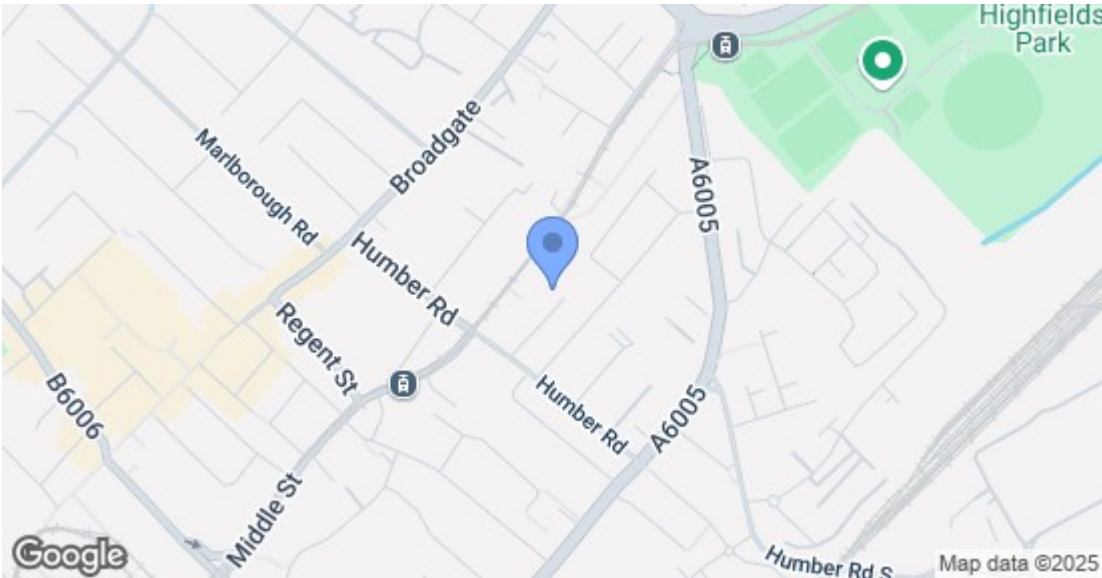
GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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		87
(81-91) B		
(69-80) C	71	
(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		
England & Wales EU Directive 2002/91/EC		

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