

# Robert Ellis

*look no further...*



Grenville Road,  
Beeston Rylands, Nottingham  
NG9 1LN

**Offers Over  
£220,000 Freehold**

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This delightful end terrace house presents an excellent opportunity for first-time buyers, young professionals, and investors alike. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two inviting bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living.

The heart of the home is undoubtedly the kitchen diner, perfect for enjoying meals with family and friends. This area is designed to be both functional and welcoming, making it an ideal spot for culinary creativity and social gatherings.

Additionally, the property boasts parking, a valuable feature in today's busy world. The accommodation is ready to move into, allowing you to settle in without the hassle of extensive renovations or repairs.

This charming house on Grenville Road is not just a place to live; it is a wonderful opportunity to create a home. With its appealing layout and prime location, it is sure to attract those looking for a blend of comfort and convenience. Don't miss your chance to view this lovely property and envision your future here.



### Entrance Hall

A composite entrance door, radiator, stairs to the first floor and door to lounge.

### Lounge

12'2" x 11'8" (3.72m x 3.57m )

A carpeted reception room with UPVC double glazed bay window to the front, electric fire, radiator and doors to the kitchen diner.

### Kitchen

15'2" x 8'11" (4.63m x 2.74m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and air filter over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine and tumble dryer, radiator, spotlights, UPVC double glazed door and two UPVC windows to the rear.

### Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

### Bedroom One

12'2" x 11'9" (3.73m x 3.6m )

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

### Bedroom Two

9'0" x 7'0" (2.76m x 2.15m )

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

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, UPVC double glazed window to the rear, laminate flooring, heated towel rail and extractor fan.

### Outside

To the front of the property you will find a gravelled driveway and gated side access leading to the generous rear garden which includes a decking area, perfect for entertaining, overlooking the lawned garden beyond and fenced boundaries.

### 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

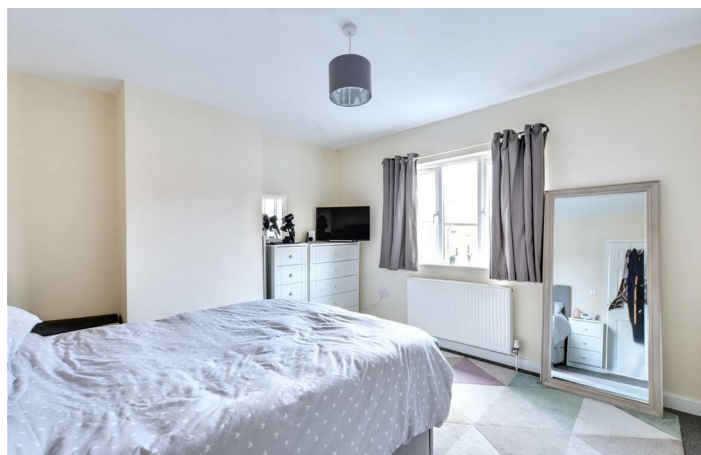
Accessibility/Adaptions: None

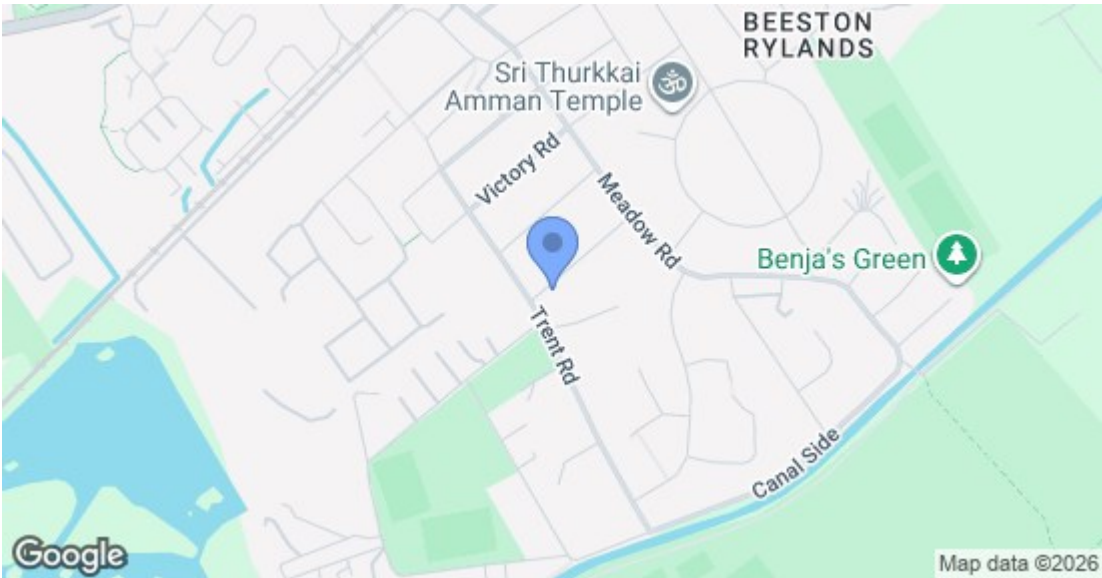
Does the property have spray foam in the loft?: No

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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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