

Myrtle Grove,  
Beeston, Nottingham  
NG9 2EP

**£330,000 Freehold**



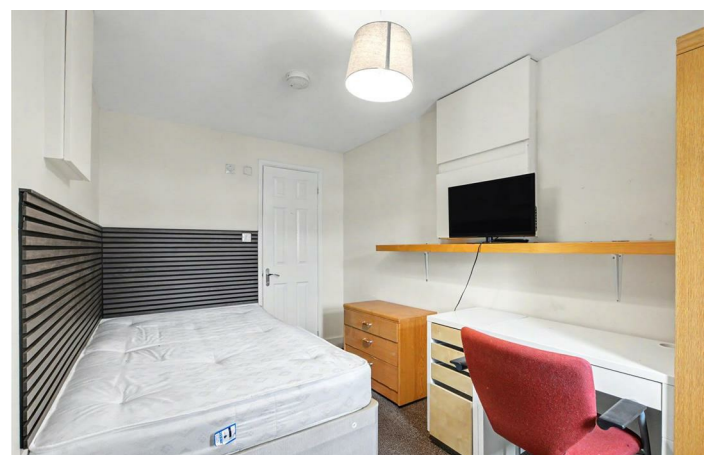
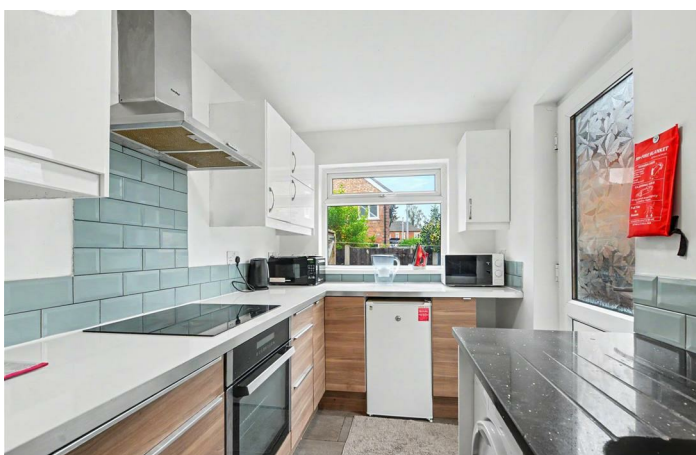
A well-presented modern five bedroom terrace house, formerly used as a HMO.

Offered to the market with the benefit of chain free vacant possession this excellent property has been remodelled to offer five bedrooms all of which have shower rooms and is considered ideal as an investment though would also make a good family home.

In brief the deceptive and extended interior comprises entrance porch, sitting room, breakfast kitchen and two en-suite bedrooms to the ground floor, rising to the first floor are two further en-suite bedrooms, a bedroom and shower room.

Outside the property has a drive to the front and to the rear there is a landscaped and low-maintenance garden.

Tucked away in a small and peaceful cul-de-sac in a convenient central Beeston location, close to wide range of local amenities this excellent property is well-worthy of viewing.



### Entrance Porch

UPVC double glazed entrance door leads to porch, UPVC double glazed windows and second UPVC double glazed door leading to sitting room.

### Sitting Room

12'3" x 9'10" (3.74m x 3.01m )

UPVC double glazed window and radiator.

### Inner Hallway

With stairs off to first floor landing.

### Breakfast Kitchen

19'9" x 6'5" decreasing to 4'2" (6.04m x 1.98m decreasing to 1.29m )

With a range of fitted wall and base units, work surfacing with tiled splashback, breakfast bar, single sink and drainer with mixer tap, inset electric hob with air filter above, inset electric oven, plumbing for a washing machine, further appliance space, tiled flooring, UPVC double glazed window, radiator and door to the exterior.

### Bedroom One

10'4" x 7'11" plus recess with hanging rail (3.15m x 2.43m plus recess with hanging rail )

UPVC double glazed window and radiator.

### En-Suite

Fitted with a WC, wash-hand basin with tiled splashbacks, shower cubicle with mains control shower over, and extractor.

### Bedroom Two

12'2" x 7'3" (3.72m x 2.21m )

UPVC double glazed window and radiator.

### En-Suite

Fitted with a WC, wash-hand basin inset to vanity unit, tiled splashback, shower cubicle with mains control shower, and extractor fan.

### First Floor Landing

### Shower Room

Fitted with WC, wash-hand basin inset to vanity unit, shower cubicle with Triton shower over, part-tiled walls, and extractor fan.

### Bedroom Three

9'5" x 9'3" (2.89m x 2.84m )

UPVC double glazed window and radiator.

### Bedroom Four

8'9" x 8'5" plus door recess (2.69m x 2.57m plus door recess )

UPVC double glazed window and radiator.

### En-Suite

Fitted with a WC, wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, and extractor fan.

### Bedroom Five

9'10" x 8'5" plus recess (3m x 2.57m plus recess )

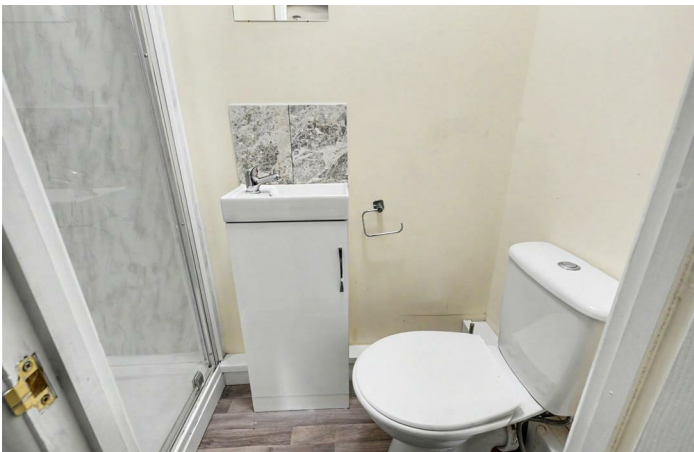
UPVC double glazed window and radiator.

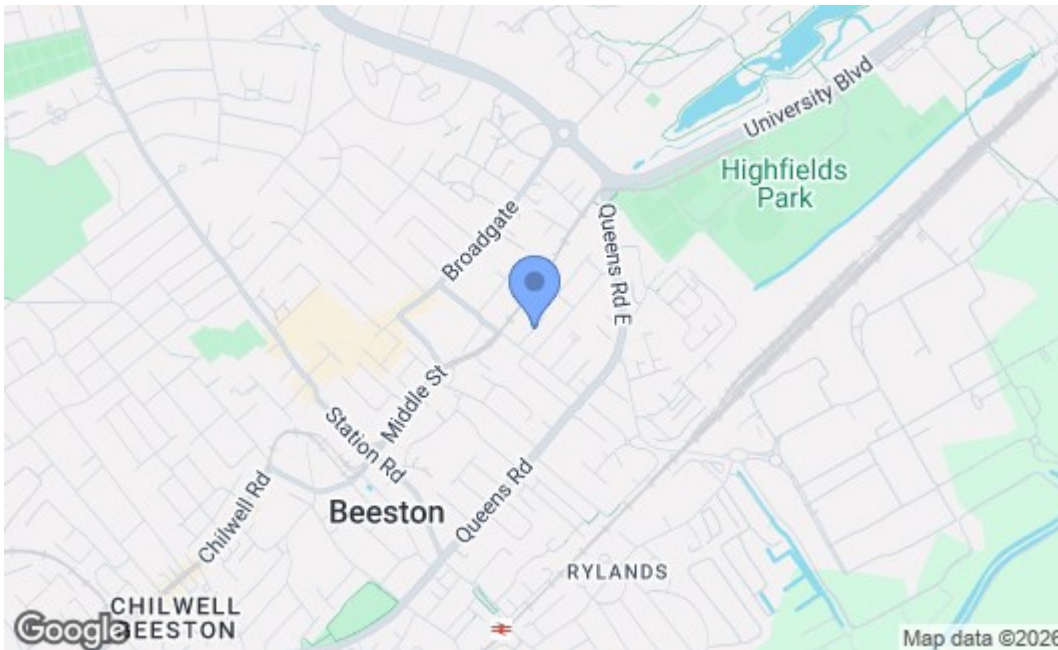
### En-Suite

Fitted with a WC, wash-hand basin, shower cubicle with Mira shower over, UPVC double glazed window, wall-mounted heated towel rail, and extractor fan.

### Outside

To the front, the property has a driveway providing vehicle standing, and to the rear the property has a enclosed garden which is low maintenance with gravel, patio, and a pedestrian gate to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	85
<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	

These details 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.