

Grenville Road,  
Beeston Rylands, Nottingham  
NG9 1LN

**£250,000 Freehold**

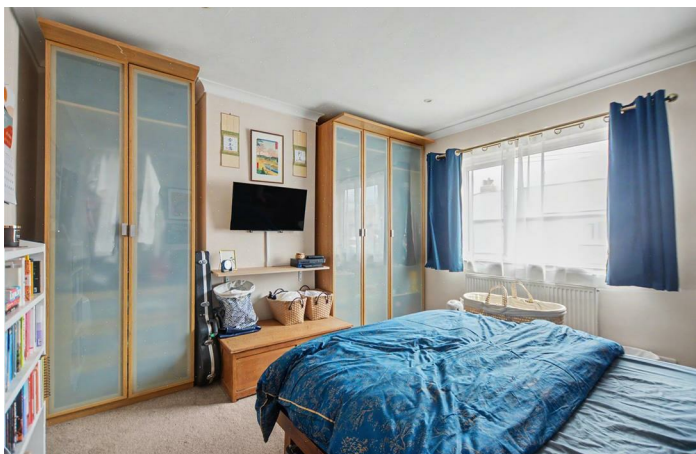


This delightful end-terrace house on Grenville Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a three-piece suite bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking, a valuable asset in this desirable location.

Beeston Rylands is known for its friendly community and excellent local amenities, making it a wonderful place to call home. With easy access to nearby parks, schools, and transport links, this property is perfectly situated for both work and leisure.

This end-terrace house presents a fantastic opportunity for anyone looking to settle in a vibrant area with a strong sense of community. Don't miss the chance to make this lovely home your own.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor and door to the lounge.

### Lounge

12'4" x 11'10" (3.78m x 3.63m )

A carpeted reception room with fully functioning Chimney, UPVC double glazed bay window to the front, radiator and door to the kitchen diner.

### Kitchen Diner

17'0" x 9'4" (5.2m x 2.85m )

With a mix of laminate and tiled flooring, radiator, a range of base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear, UPVC double glazed door to the side and a door to the bathroom.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, two UPVC double glazed windows to the rear, radiator and extractor fan.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch and doors the three bedrooms.

### Bedroom One

12'4" x 11'10" (3.76m x 3.63m )

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

### Bedroom Two

9'2" x 7'2" (2.8m x 2.2m )

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

### Bedroom Three

7'11" x 6'3" (2.42m x 1.92m )

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

### Outside

To front of the property you find a block paved driveway and gated side access leading to the well-maintained private and enclosed rear garden which includes decking area overlooking the lawn beyond, a range of stocked beds and borders, mature trees and shrubs, a second decking area to the rear in front of the garden room under a veranda, useful coal shed, and fence boundaries.

### Garden Room

15'5" x 12'3" (4.7m x 3.75m )

With laminate flooring, light and power, window and door to the front, a range of wall and base units, work surfaces, space for a tumble dryer and fridge, and loft space.

### 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:

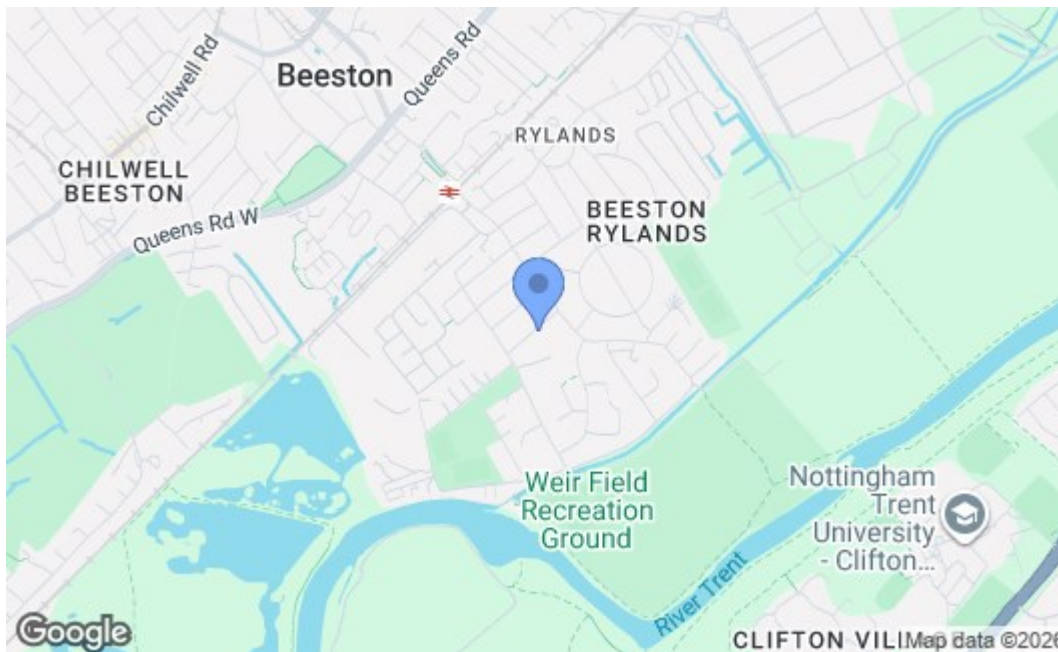
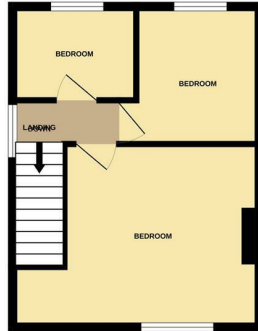
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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