



Dagmar Grove,
Beeston, Nottingham
NG9 2BH

£217,500 Freehold



An attractive Victorian two/three bedroom end-terrace house.

Having retained much of its original character and charm, yet also benefiting from modern fixtures and fittings, this well presented property is considered ideal for a first time buyer, family purchaser or investor.

In brief the deceptive accommodation arranged over three floors, comprises; sitting room, kitchen diner, rear hall, bathrooms, to the first floor are two bedrooms and to the second floor is a further attic room.

Outside the property has a low maintenance gravelled frontage and to the rear there is a primarily lawned garden with useful store.

Tucked away in a sought-after and central Beeston location, a short walk from the town centre and train station, as well as variety of other facilities, this property if offered to the market with chain free vacant possession.



Sitting Room

11'2" x 10'11" (3.41m x 3.35m)

UPVC double glazed entrance door, radiator, fitted cupboard and two UPVC double glazed windows.

Kitchen Diner

11'3" x 18'10" decreasing to 11'6" (3.44m x 5.75m decreasing to 3.51m)

Three UPVC double glazed windows, radiator, further feature Velux window, stairs to first floor landing, solid fuel burner, a range of wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, inset electric hob with air filter above and inset electric oven.

Rear Hallway

Wooden door through to lean-to, cupboard housing the main boiler and plumbing for a washing machine.

Bathroom

Fitments in white comprising; low level WC, pedestal wash hand basin, bath with Triton shower over, part tiled walls, radiator and window.

Lean-To

10'8" x 5'4" (3.27m x 1.65m)

Wooden doors to front and rear, wooden windows and a tap.

First Floor Landing

Doors leading in to the two bedrooms.

Bedroom One

11'1" x 10'11" (3.40m x 3.33m)

UPVC double glazed window, radiator and cupboard within the chimney breast.

Bedroom Two

11'2" x 11'6" (3.42m x 3.53m)

UPVC double glazed window, radiator, fitted cupboard within the chimney breast and stairs off to second floor landing.

Attic Bedroom

16'6" x 11'2" (5.04m x 3.42m)

Fitted cupboards, further eaves storage cupboards, two Velux windows, radiator and wall mounted basin with tap.

Outside

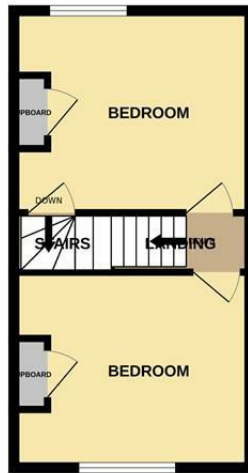
To the front the property has fenced boundary and gravelled area with shrubs. To the rear the property has an enclosed courtyard style garden and further primarily lawned garden with store beyond.



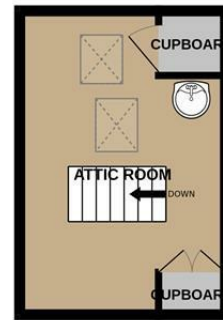
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 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	PC2 15a
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			52
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	PC2 15a
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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