



Hampden Grove,  
Beeston, Nottingham  
NG9 1FG

**£295,000 Freehold**



A double fronted Edwardian, two double bedroom, semi-detached house.

Situated in this sought-after and convenient residential location, within walking distance of a range of local shops and amenities including schools, transport links, The University of Nottingham and Beeston town centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including; first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility room and shower room to the ground floor, with two good sized bedrooms, a study and bathroom to the first floor.

Outside to the front of the property you will find a concrete and gravel driveway and gated side access leading to the private and enclosed rear garden.

Offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout. chain free vacant possession, and offering excellent potential to remodel and extend to the rear of the property, subject to the necessary consents. An early internal viewing comes highly recommended.



### Entrance Hall

Entrance door, stairs rising to the first floor and doors to the dining and lounge.

### Lounge

11'6" x 9'11" (3.53m x 3.04m )

With laminate flooring, UPVC double glazed bay window to the front, gas fire with tiled hearth and radiator.

### Dining Room

11'10" x 10'0" (3.63m x 3.07m )

With laminate flooring, electric fire with tiled hearth, UPVC double glazed bay window to the front, radiator, useful built in storage cupboards and shelving units and door to the kitchen/breakfast room.

### Kitchen/Breakfast Room

14'10" x 8'6" (4.54m x 2.6m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, inset gas hob with air filter over, integrated fridge freezer and dishwasher, tiled splashbacks, radiator, low level integrated fan heater, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear and door to the utility room.

### Utility Room

A work surface, plumbing for a washing machine, tiled walls, door to the rear and a door to the shower room.

### Shower Room

8'0" x 5'11" (2.46m x 1.81m )

Incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, tiled flooring with underfloor heating, tiled walls, radiator, extractor fan and UPVC double glazed window to the rear.

### First Floor Landing

With doors to the study and two bedrooms.

### Bedroom One

11'11" x 10'0" (3.64m x 3.06m )

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

### Bedroom Two

11'7" x 9'11" (3.54m x 3.04m )

With wooden flooring, UPVC double glazed window to the front, loft hatch, built in wardrobe and radiator.

### Study

8'6" x 7'5" (2.6m x 2.27m )

With laminate flooring, UPVC double glazed window to the side, radiator and door to the bathroom

### Bathroom

Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, UPVC double glazed window to the rear, radiator and a built in airing cupboard housing the hot water cylinder.

### Outside

To the front of the property there is a low maintenance gravel and concrete driveway with gated side access leading to the generous private and enclosed rear garden, which includes a decking area, and gravelled area over looking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

### Material Information

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

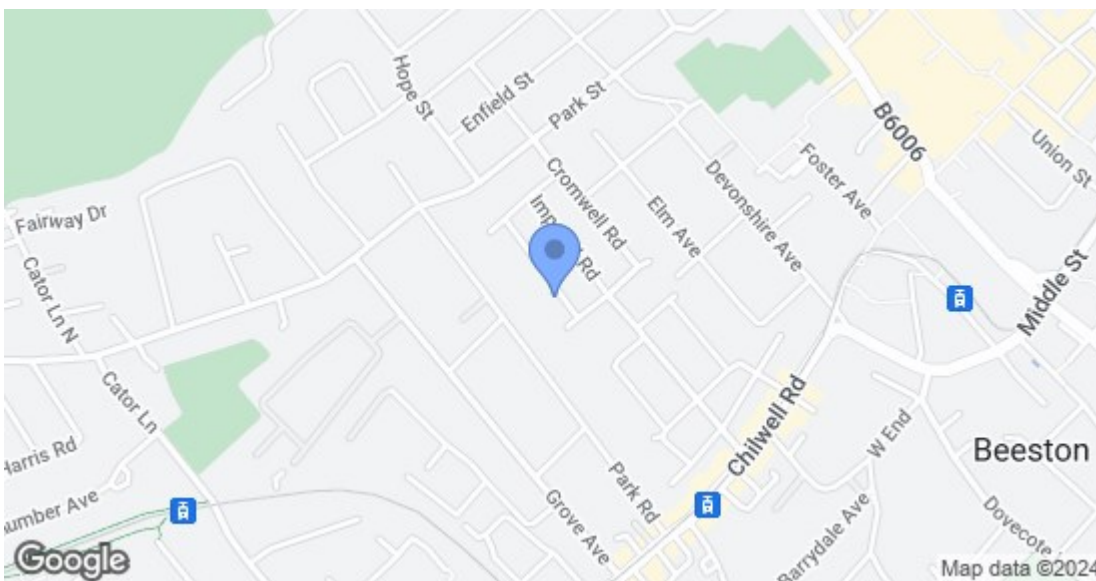
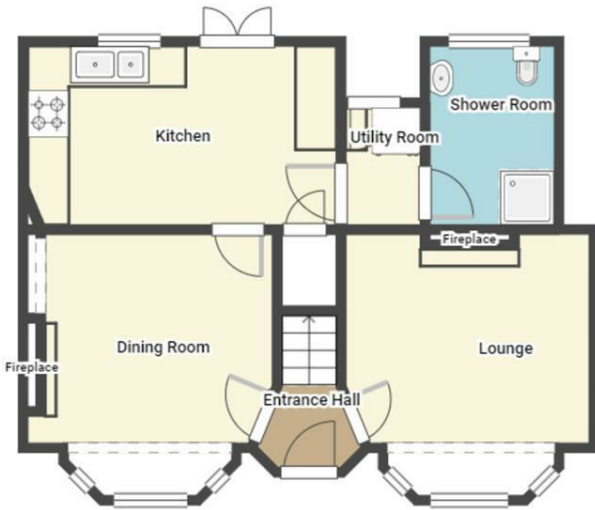
Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Has the Property Flooded?: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.