



**12 Thyra Grove, Beeston, Nottingham, NG9 2BL**

**£1,300 Per Month**

- Great Beeston Location
- Part Furnished
- 3 Double Bedrooms
- Two reception rooms

# 12 Thyra Grove, Nottingham NG9 2BL

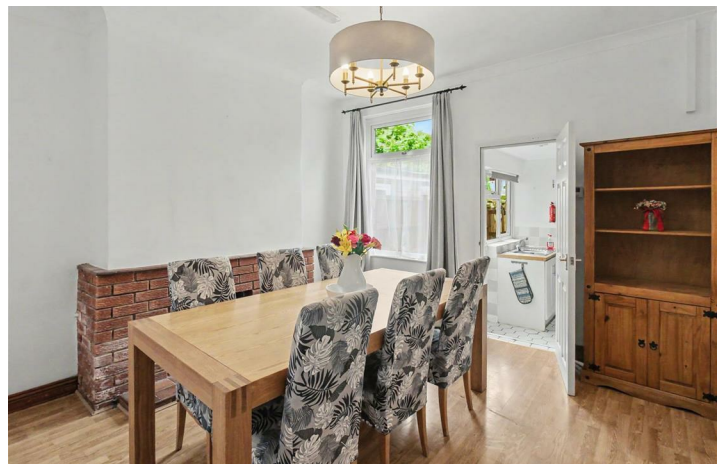
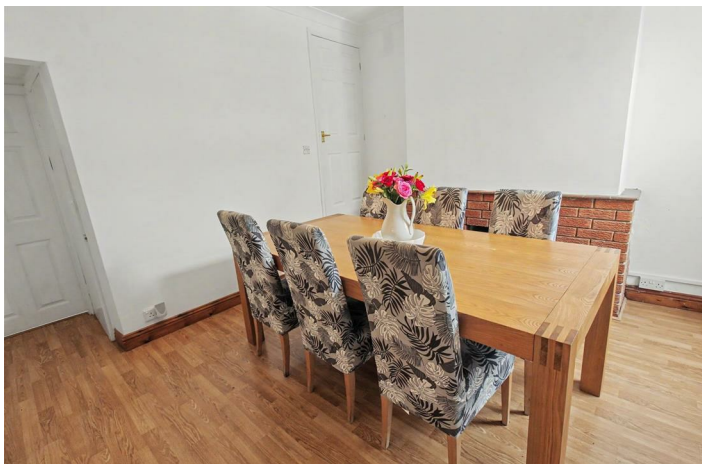
\*\*\*THREE DOUBLE BEDROOMS – CLOSE TO LOCAL AMENITIES\*\*\*

Robert Ellis are pleased to present this well-positioned three double bedroom property, ideally located close to Beeston town centre, local schools and excellent transport links. Offered on a part-furnished basis, the accommodation comprises an entrance leading into the living room, dining room, kitchen, utility area and downstairs bathroom with shower over the bath. To the first floor are two double bedrooms, with a further double bedroom located on the second floor. Externally, the property benefits from a rear lawned garden, with part of the shed available for storage.

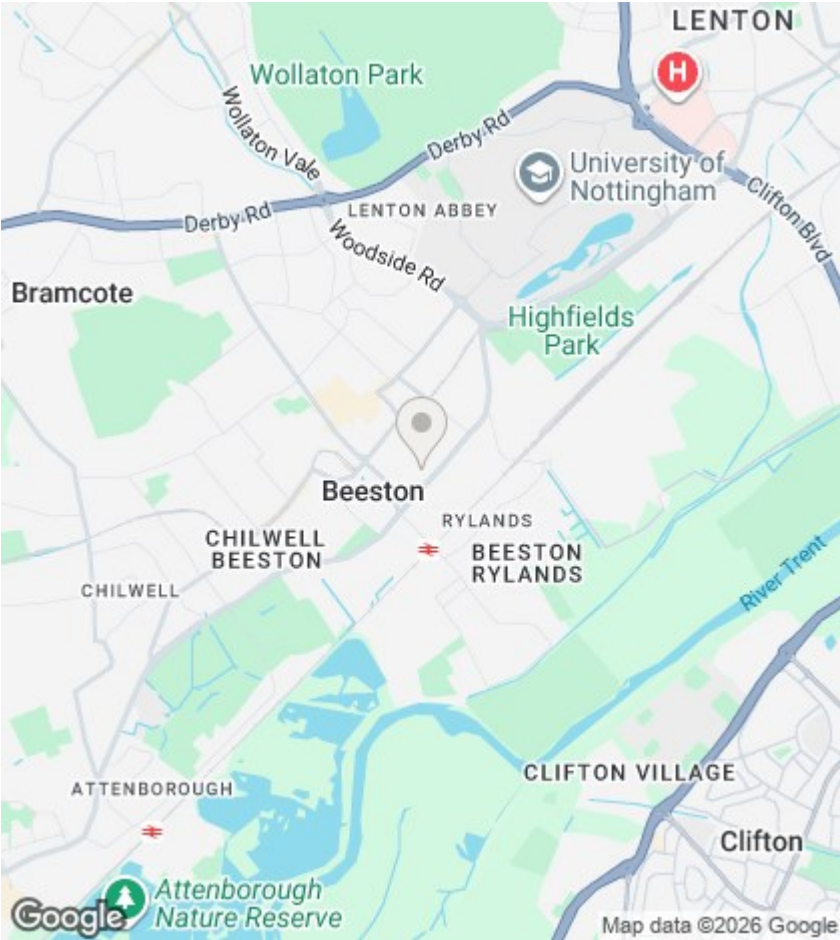
Available 15th October – Accompanied Viewings – Beeston Branch



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |