



10 Thyra Grove
Beeston, Nottingham NG9 2BL

£215,000

A well presented and well proportioned three bedroom end-terraced house.



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Situated in central Beeston this property is conveniently placed for a variety of shops and amenities including Beeston train station, Beeston town centre and Nottingham Universtiy. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and investors.

in brief, the internal accommodation which is split over three floors comprises: Lounge, inner hallway, dining room and kitchen to the ground floor with two bedrooms and a family bathroom on the first floor and the master bedroom on the second floor.

Outside the property has a small gravelled front garden with shared side access to the private and enclosed rear garden where you will find a concrete patio with a lawned area beyond, stocked beds and borders, mature trees and shrubs and a brick built outbuilding for storage.

With the benefit of UPVC double glazing and gas central heating throughout and some beautiful original features, an early internal viewing comes highly recommended in order to fully appreciate this excellent property.



Lounge

12'7" × 12'0" (3.86 × 3.67)

With UPVC double glazed front door, original feature fireplace with Adam style mantle and tiled hearth and radiator.

Inner Hallway

With storage cupboard housing the wall mounted combination boiler and opening to the dining room.

Dining Room

12'7" × 11'10" (3.86 × 3.62)

With stairs to the first floor, original feature fireplace, UPVC double glazed window to the rear and radiator.

Kitchen

17'7" × 6'5" (5.38 × 1.97)

With a range of wall base and drawer units, integrated electric oven with induction hob and air filter over, one and a half bowl sink with drainer, tiled splashbacks, space for fridge freezer, UPVC double glazed windows to the rear and side, radiator and UPVC double glazed door to the garden.

First Floor Landing

Stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom Two

12'8" × 12'2" (3.87 × 3.71)

With UPVC double glazed window to the front and radiator.

Bathroom

Three piece suite comprising panel bath with shower over, WC, pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the side and radiator.

Bedroom Three

7'2" × 6'5" (2.2 × 1.96)

With UPVC double glazed window to the rear and radiator.

Bedroom One

12'8" × 12'8" (3.88 × 3.88)

With a built in wardrobe, eaves storage space, UPVC double glazed window to the side and radiator.

Outside

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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	

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.