



Three-bedroom Semi-Detached House located in Beeston.

Offers Over
£300,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

27 Woodland Grove Beeston Nottingham NG9 5BP



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A spacious three bedroom semi-detached home in a desirable location. Offered to the market with vacant possession and no upward chain.

Merritt Estates is delighted to present this well-proportioned, three-bedroom semi-detached home, ideally situated in the sought-after area of Beeston.

Perfectly located for easy access to Beeston, Nottingham City Centre, QMC (Queen's Medical Centre), and Derby, this property also benefits from excellent transport links via the A52 and M1, making it ideal for commuters.

The property features gas central heating, double glazing, and generous living space throughout. The ground floor comprises an entrance hallway with useful downstairs storage, a spacious lounge, a separate dining room, and a well-equipped kitchen with a double oven and electric hob. Space for further appliances; dishwasher, fridge, and freezer.

Upstairs, you will find three good-sized bedrooms - two front-facing and one rear-facing - and a family bathroom with a three-piece suite and an electric shower over the bath.

Additional features include a private driveway for off-street parking and a secure, low-maintenance rear garden - perfect for relaxing or entertaining.

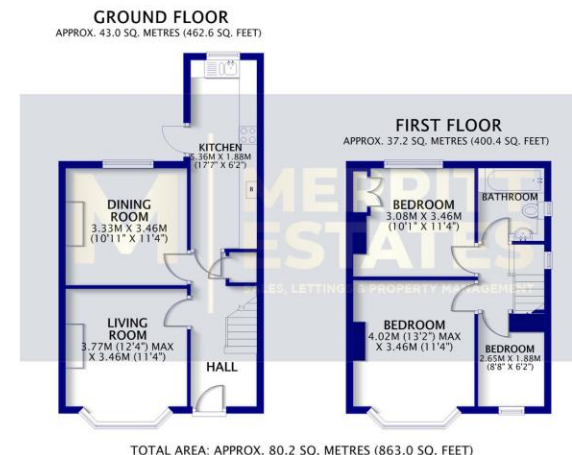
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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