



## 9 Beech Grove

Bentley, DN5 0DG

£800 Per Calendar Month

A spacious and well-presented three-bedroom terraced home in Bentley, featuring a modern kitchen, ground floor shower room and an enclosed low-maintenance rear courtyard garden.

- Three bedroom mid terrace house
- Refurbished in 2026, new kitchen, carpets, door, paintwork etc
- Open plan living and dining room
- Downstairs shower room with WC, basin and large cubicle
- Rear low maintenance garden
- On road parking (no permit required)
- UNFURNISHED - NEW BOILER FITTED 2026
- COUNCIL TAX BAND: A
- EPC RATING: D
- AVAILABLE NOW

### Viewing

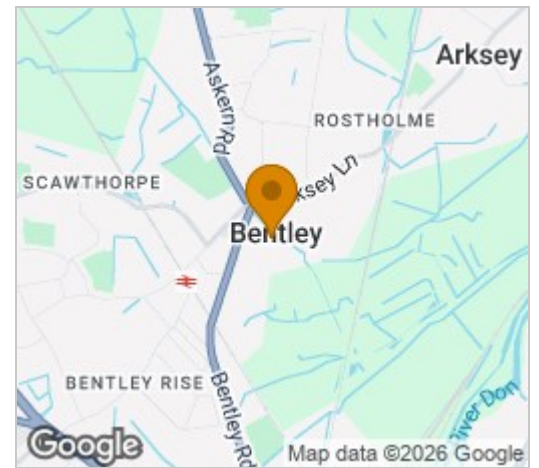
Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



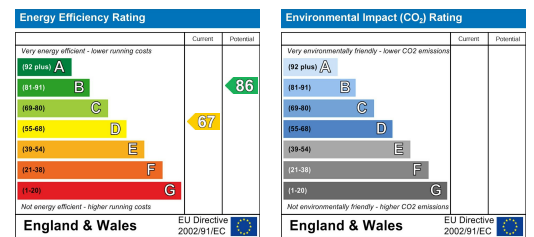
## Floor Plan



## Area Map



## Energy Efficiency Graph



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