



Dagmar Grove,  
Beeston, Nottingham  
NG9 2BH

**£258,000 Freehold**



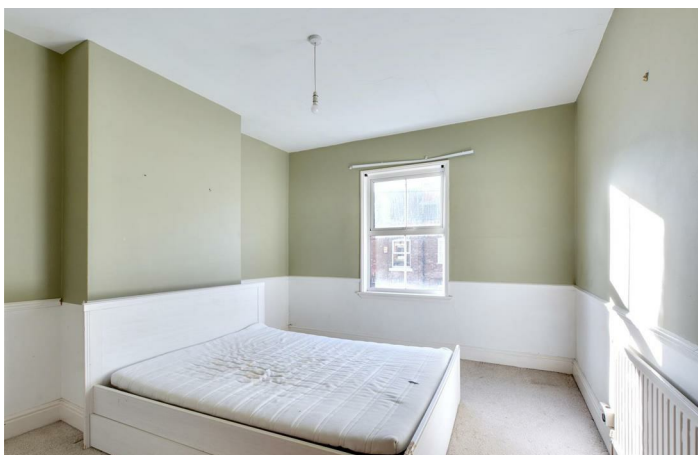
A deceptive and versatile four bedroom semi-detached house.

Available to the market with the benefit of chain free-vacant possession this period property has retained much of its original character and charm, and is considered ideal for a first time buyer, family or investor.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, kitchen, rear hall and WC, rising to the first floor are two bedrooms and a bathroom, then rising to the second floor are two further bedrooms.

Outside the property has a walled frontage, and to the rear there is a primarily lawned garden with patio, decking and shrubs.

Tucked away in an established and sought-after residential location, readily accessible for Beeston town centre and train station, as well as a variety of other facilities, this great property is well worthy of viewing.



### Entrance Hallway

UPVC double glazed entrance door, radiator, useful under stairs cupboard, stairs off to first floor landing.

### Sitting Room

15'1" x 11'6" (4.61m x 3.53m )

Exposed and varnished floorboards, UPVC double glazed bay window, radiator, and Adam-style fire surround.

### Dining Room

12'6" x 11'6" (3.83m x 3.53m )

Two UPVC double glazed windows, radiator, feature cast-iron fire place with Adam-style surround.

### Kitchen

8'11" x 6'7" (2.74m x 2.01m )

Fitted wall and base units, work-surfacing, single sink and drainer unit with mixer tap, inset electric hob with electric oven below, further appliance space, and two UPVC double glazed windows.

### Rear Hallway

With UPVC double glazed door to the exterior.

### Downstairs WC

Fitted with a WC, pedestal wash-hand basin with tiled splashback, UPVC double glazed window.

### First Floor Landing

With stairs off to the second floor landing, and UPVC double glazed window.

### Bedroom One

12'6" x 11'7" (3.82m x 3.54m )

UPVC double glazed window and radiator.

### Bedroom Two

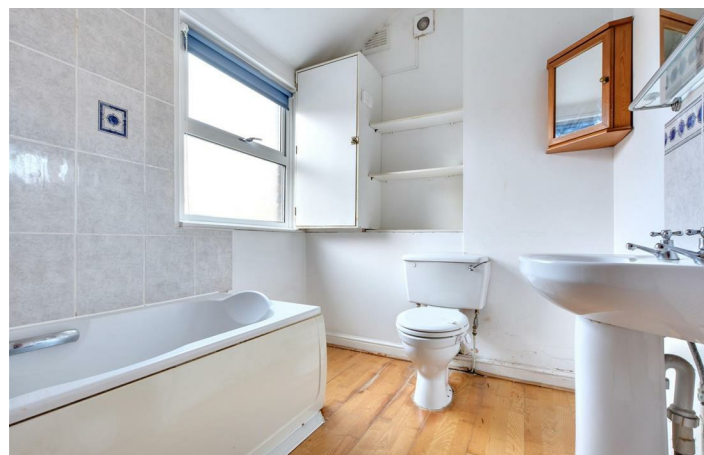
8'7" x 12'6" (2.62m x 3.82m )

UPVC double glazed window, radiator and fitted cupboard.

### Bathroom

9'0" x 6'7" (2.76m x 2.02m )

Fitments in white comprising: WC, pedestal wash-hand basin, bath with shower off the taps, part tiled walls, UPVC double glazed window, radiator, extractor fan, and cupboard housing the Worcester boiler.



### Second Floor Landing

#### Bedroom Three

10'7" x 9'2" with slight limited head height and a (3.25m x 2.80m with slight limited head height and )

Velux window, radiator, and storage cupboard.

#### Bedroom Four

11'6" x 10'8" (3.52m x 3.26m )

UPVC double glazed window, Velux and radiator.

### Outside

To the front the property has a walled frontage with low maintenance gravel, and path which runs along the side with access to the rear garden. To the rear the property has an enclosed garden with outside tap, patio lawn, shrubs and trees, decking and a timber shed.

### Material Information:

Freehold

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

Accessibility/Adaptions: None

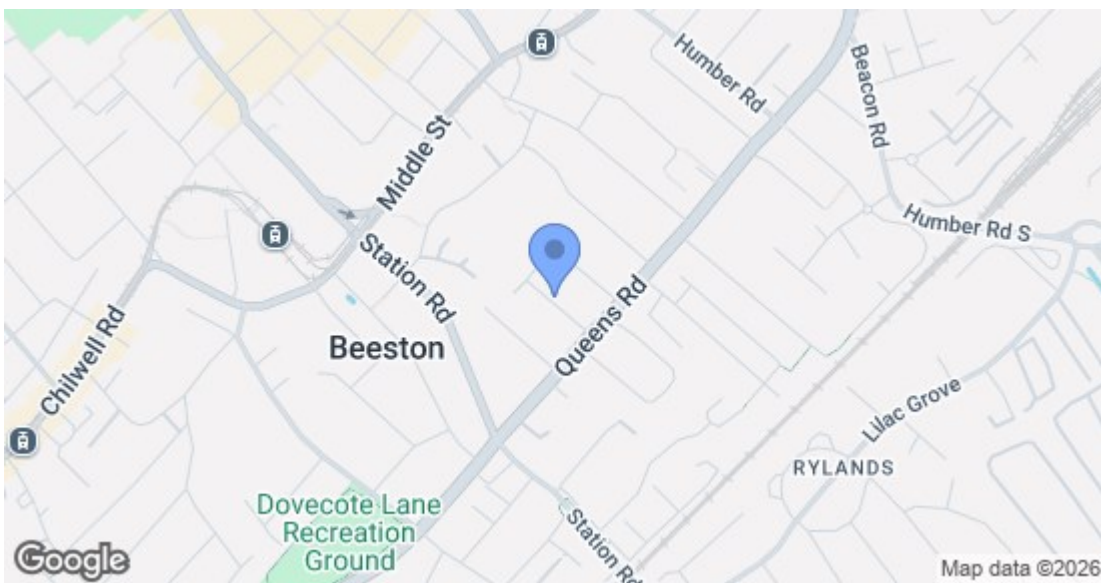
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		47	
(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	

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