

# 9 THYRA GROVE

NOTTINGHAM, NG9 2BL

£525,000  
FREEHOLD

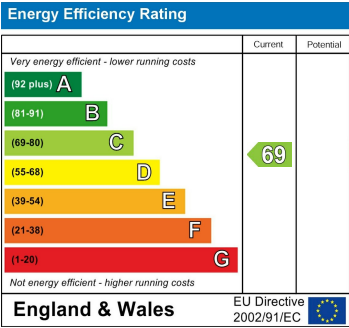
Situated on a popular residential street in Beeston, 9 Thyra Grove is a substantial freehold property offering generous accommodation and strong appeal to both owner-occupiers and investors. The vendor advises the house is currently configured to provide up to six lettable bedrooms in an HMO-style layout, creating an excellent opportunity for buyers seeking a high-demand rental asset (subject to all necessary licensing, consents and compliance). The internal space is well balanced, with scope to enhance and reconfigure to suit individual requirements, whether as a large family home or as a continued multi-occupancy investment.

The location is a key selling point: Beeston provides outstanding access to local amenities, supermarkets, cafés and restaurants, as well as convenient links to the University of Nottingham, Queen's Medical Centre, Beeston rail station and the tram network. The property's gross internal area is estimated at approximately 1,259 sq ft (circa 117 sq m), offering excellent overall space.

Early viewing is recommended to appreciate the size, flexibility and investment potential on offer.



HOUZLY



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Branch  
363 Nuthall Road  
Nottingham  
Nottinghamshire  
NG8 5BU

01159789843  
sales@houzly.co.uk

