



9 THYRA GROVE NOTTINGHAM, NG9 2BL

£465,000
FREEHOLD

Located on a well-regarded residential street in Beeston, Thyra Grove is a substantial freehold home offering excellent space, flexibility, and strong long-term appeal—ideal for growing families as well as buyers considering a multi-bedroom investment arrangement (subject to all necessary consents, licensing and compliance).

The accommodation is now arranged to provide six bedrooms in total, with the former study and sitting room converted into Bedrooms 1 and 2 on the ground floor, and a further four bedrooms upstairs. The property also benefits from two bathrooms, alongside a separate living room and a kitchen, creating a practical layout that can work equally well for family living or multi-occupancy use.

A particular highlight is the large rear garden, providing valuable outdoor space for children, entertaining, and future landscaping potential. To the front, there is off-street parking with a driveway,



HOUZLY



Whilst every effort has been made to ensure the accuracy of the floorplan, dimensions 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.



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

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



HOUZLY