



£485,000 Guide Price

Thyra Grove, Beeston, Nottingham

Detached House | 6 Bedrooms | 2 Bathrooms

0115 978 9843



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# Step Inside

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## Key Features

- Freehold residential property in a popular Beeston (NG9) location
- 6 bedrooms (HMO-style layout)
- Strong investment potential in a high-demand letting area
- Close to Beeston amenities, shops, cafés and everyday services
- Convenient access to University of Nottingham and QMC
- Good transport links including rail and tram connectivity nearby
- Easy access to transport links
- 1 reception room for gatherings
- Ideal family home
- Viewing recommended

## Property Description

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 currently arranged to provide six bedrooms, with two bedrooms on the ground floor (formed from the former study and sitting room) and a further four bedrooms upstairs. There are two bathrooms, plus a separate living room and kitchen, creating a practical layout that can work well for family living or multi-occupancy style 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 via a driveway for everyday convenience. Investment/lease benefit (where applicable): the property may be available with the benefit of a business lease for supported living/therapeutic care use. The lease commences 05 February 2026 for a fixed term of three years (expiring 04 February 2029) and includes a minimum committed period of 18 months. Rent is payable monthly in advance and is set at £2,750 pcm for Months 1-12, rising to £2,900 pcm from Month 13 onwards. The lease is contracted out of sections 24-28 of the Landlord & Tenant Act 1954, meaning there is no automatic statutory right for the tenant to renew at expiry (subject to the lease terms). Beeston remains a major draw, with easy access to shops, supermarkets, cafés and restaurants, and excellent connectivity to the University of Nottingham, Queen's Medical Centre, Beeston rail station and the tram network. The vendor advises the gross internal area is approximately 1,259 sq ft (circa 117 sq m). Early viewing is recommended to appreciate the size, layout and lifestyle potential.

## Main Particulars

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This floor plan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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