



4 Austen Avenue, NG7 6PE

£270,000





4 Austen Avenue , NG7 6PE

- Three-story bay fronted mid terraced house with a new roof!
- Fitted kitchen, shower room and separate toilet
- Cellar rooms
- 5 bedrooms and 3 reception rooms
- Low maintenance paved rear garden
- Located on a popular road, close to local amenities

Located on the desirable Austen Avenue in Nottingham, this substantial mid-terraced house boasts five good sized bedrooms and has living space spread across three floors, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to three spacious reception rooms, perfect for entertaining guests or enjoying family time. There is a well-equipped fitted kitchen and a useful cellar, offering ample storage solutions. The large master bedrooms comes complete with fitted wardrobes, as does bedroom three. The property includes a shower room with a toilet, as well as a separate toilet on the first floor. Outside, the low-maintenance rear garden is fully paved and walled, and the property has recently been re-roofed, ensuring peace of mind for the new owners.

This home is conveniently located within easy reach of a variety of local amenities and excellent transport links, making it perfect for commuters and those who enjoy the vibrancy of city living. This property is also within walking distance of Forest Recreation Ground and Nottingham Arboretum, ideal for those seeking outdoor space close by.



£270,000



Entrance

UPVC front doors opens into the porch which has half tiled walls, the entrance hall thereafter has wood effect laminate flooring, radiator, feature cornices and arch mouldings.

Lounge

The front lounge is carpeted, with UPVC bay window to the front, radiator, gas fire set within a marble fireplace, hearth and surround.

Rear reception room

Feature gas fire set within a hearth and surround, UPVC window to the rear, radiator and carpet.

Dining room

UPVC window to the side, feature gas fire set within a hearth and surround, radiator, access to the cellar.

Kitchen

Fitted with a range of wall and floor cabinets, worktop, mosaic tile splash back, double bowl stainless steel sink/drainer with mixer tap, UPVC window to the rear and tiled floor. There is space for a cooker with fitted extractor above, washing machine and fridge freezer. Wall mounted central heating boiler and UPVC to the rear garden.

Cellar

Having two cambers provide additional storage, with power/lights and the RCD board.

Landing

Carpeted stairs rise to the first floor, the landing is carpeted and a second carpeted stair case leads to the second floor.

Shower room

The shower room has fully tiled walls and non-slip flooring, there is a toilet, wash hand basin with mixer tap and a wall mounted mains shower. UPVC window to the side, extractor fan, radiator and an anti fog mirror.

Toilet

With toilet and dual flush, wash hand basin, radiator, fully tiled walls and floor, and UPVC window to the side.

Bedroom 1

The master bedroom has two UPVC windows to the front, two radiators, carpet and fitted wardrobes with sliding doors.

Bedroom 2

UPVC window to the rear, carpet and radiator

Bedroom 3

UPVC window to the rear, laminate floor, radiator and fitted wardrobe with glass sliding doors.

Second floor landing

With roof window, carpet and a storage cupboard.

Bedroom 4

UPVC window to the rear, radiator and wood effect laminate floor.

Bedroom 5

Roof window, radiator and wood effect laminate floor.

Outside

To the front there is a paved front garden, having shared access. The rear garden is walled and fully paved, with a raised brick built planter and outdoor tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

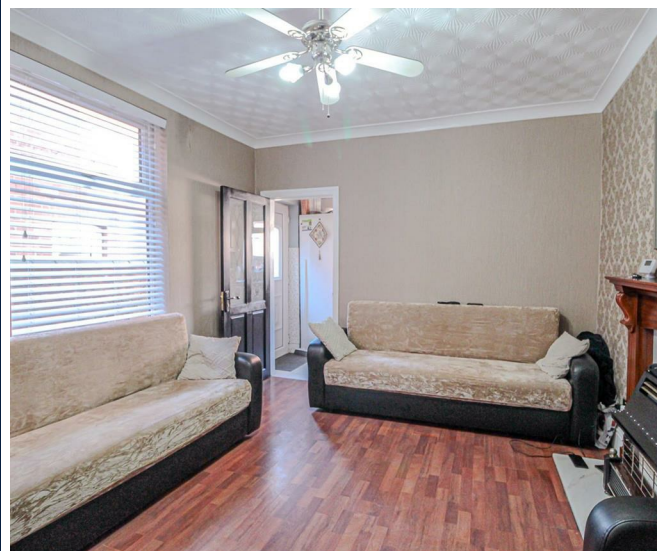
PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared front access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No







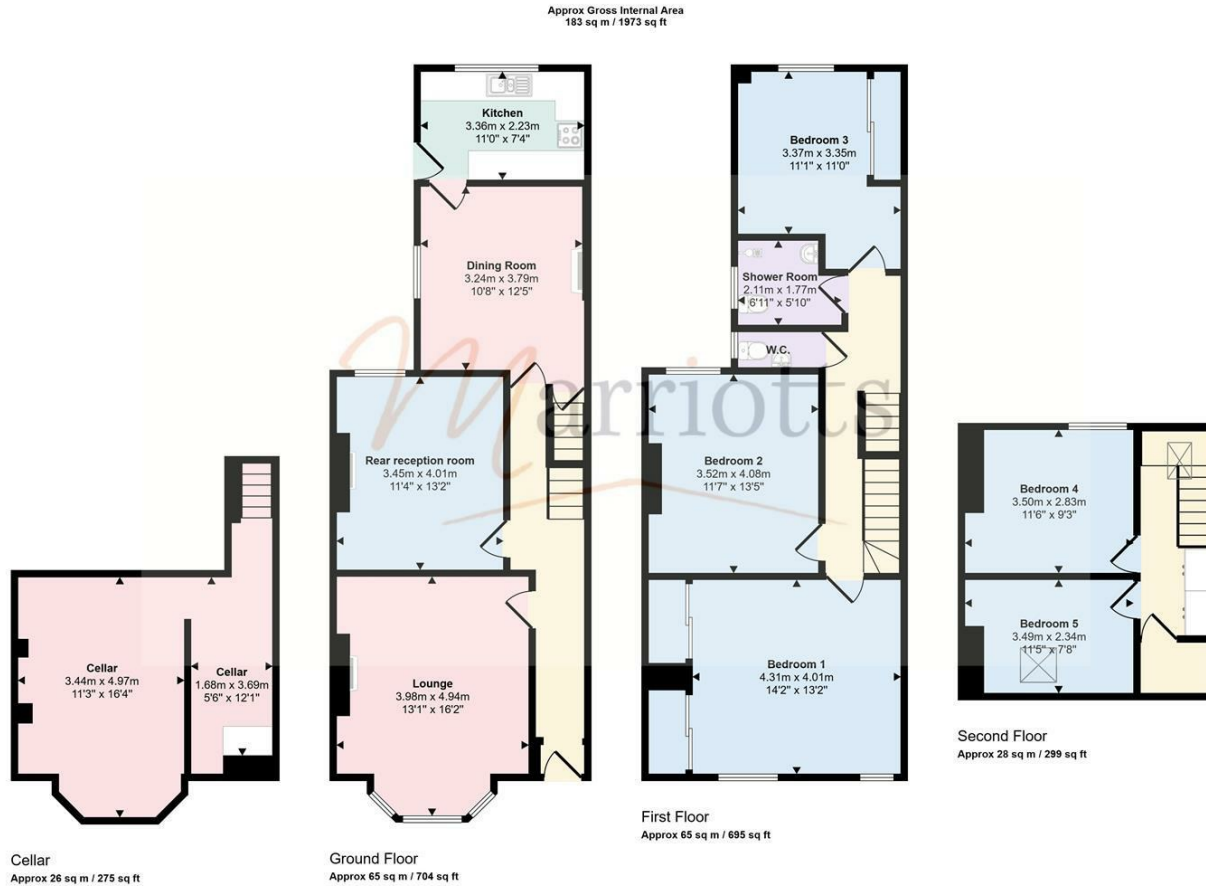
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: E-on
MAINS ELECTRICITY PROVIDER: E-on
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to front and rear.

OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

