

# HoldenCopley

PREPARE TO BE MOVED

Aitchison Avenue, Nottingham, Nottinghamshire NG15 6LP

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Guide Price £230,000

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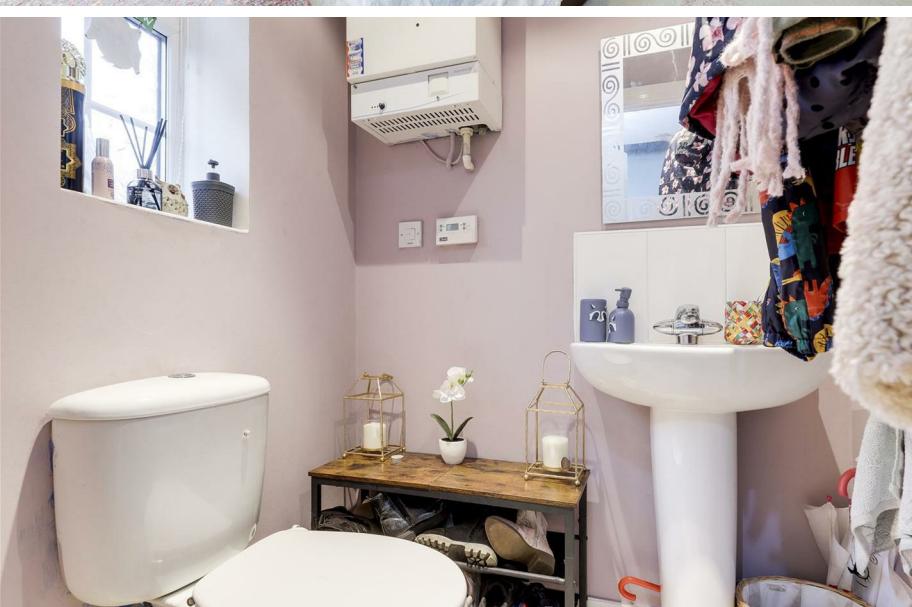
## SPACIOUS FAMILY HOME...

GUIDE PRICE £230,000 - £250,000

This three-storey end town house is tucked away in a quiet residential area, yet remains within easy reach of local amenities and excellent transport links. Offering versatile living space, this property is ideal for a variety of buyers and must be seen to fully appreciate what it has to offer. On the ground floor, an entrance hall provides access to a convenient W/C and leads into a spacious open-plan kitchen and lounge/dining area. French doors from the dining space open out onto the rear garden, bringing in plenty of natural light and creating a seamless connection between indoor and outdoor living. The first floor features two double bedrooms, one of which is currently being used as a living room, alongside a three-piece bathroom suite. The second floor offers a further two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a private en-suite. Externally, the front of the property features a low-maintenance gravelled area, while the rear garden is fully enclosed and thoughtfully designed. It includes a patio, lawn, raised planted borders, an additional patio area, a fence-panelled boundary, and gated access to a detached garage.

MUST BE VIEWED





- End Town House
- Spans Over Three Storey
- Four Bedrooms
- Open Plan Kitchen Lounge Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Driveway & Garage
- Enclosed Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'6" x 4'6" (1.69 x 1.39)

The entrance hall has a UPVC double glazed window to the front elevation, a radiator, tiled flooring, carpeted stairs, and a composite door providing access into the accommodation.

### W/C

4'8" x 4'3" (1.43 x 1.32)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a wall-mounted boiler, a radiator, and tiled flooring.

### Kitchen/Lounge/Diner

27'1" x 12'5" (8.28 x 3.80)

The open plan kitchen/lounge/diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, a range cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, recessed spotlights, two radiators, a TV point, space for a dining table, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

6'7" x 6'3" (2.02 x 1.91)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

### Living Room / Bedroom Four

14'0" x 12'5" (4.28 x 3.81)

The living room/fourth bedroom has two UPVC double glazed windows to the front elevation, two radiators, a TV point, and carpeted flooring.

### Bedroom Three

12'4" x 10'7" (3.78 x 3.24)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bathroom

8'8" x 5'6" (2.65 x 1.70)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall shower fixture and shower screen, a shaver socket, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## SECOND FLOOR

### Landing

12'5" x 6'2" (3.81 x 1.88)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the second floor accommodation.

### Master Bedroom

14'0" x 10'0" (4.29 x 3.06)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

### En-Suite

6'1" x 6'0" (1.87 x 1.84)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

### Bedroom Two

12'5" x 10'9" (3.80 x 3.29)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a raised planted border, a further patio area, a fence panelled boundary, and gated access to the detached garage.

### Garage

The garage has an up-and-over door, and ample storage.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

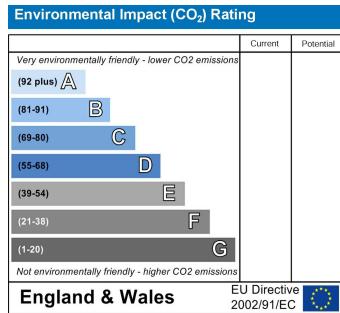
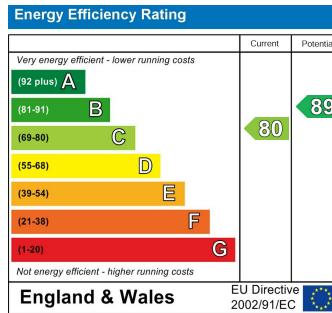
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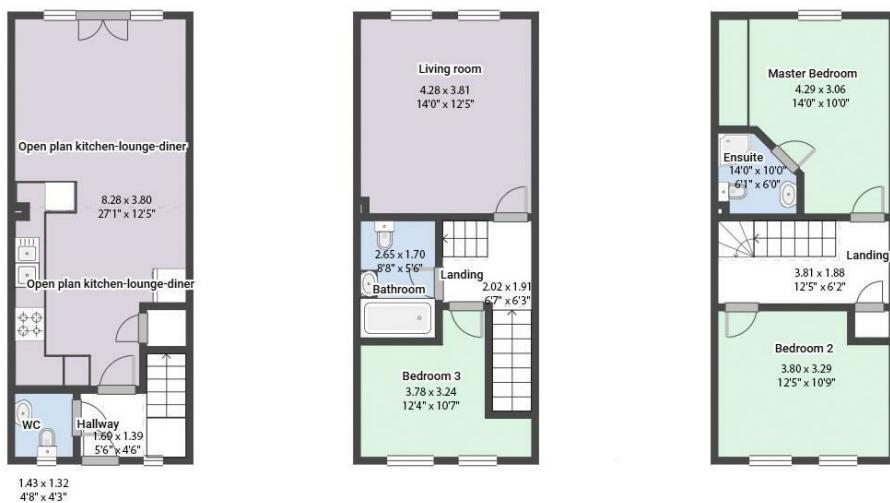
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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