

**Aveline Close**  
**Top Valley, Nottingham NG5 9LR**

THREE BEDROOM END TERRACE FAMILY  
PROPERTY, SELLING WITH NO UPWARD  
CHAIN.

**Asking Price £170,000 Freehold**



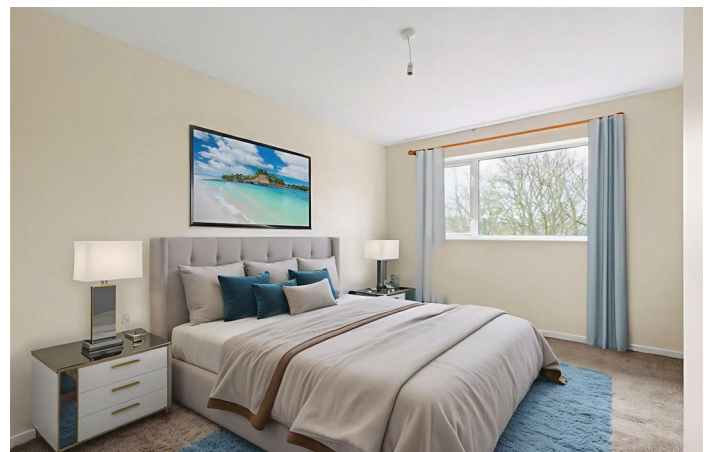
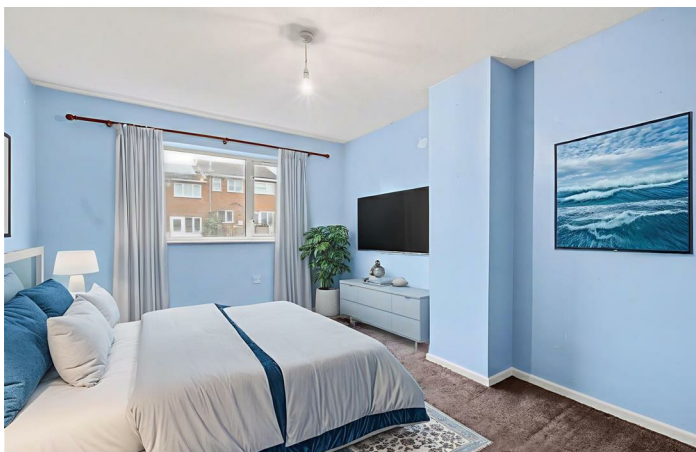
Situated within a quiet residential cul-de-sac in the popular and well-established Top Valley area of Nottingham, this three-bedroom end terrace property provides spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families or investors alike.

The property is entered via an entrance hallway with access to a ground-floor W/C, leading through to a well-proportioned living room. To the rear is a fitted dining kitchen, featuring a range of wall and base units, work surfaces, space for appliances and room for a dining table, making it an ideal space for everyday family living. The kitchen provides direct access to the rear garden.

To the first floor, the landing gives access to three good-sized bedrooms, all benefiting from natural light, along with a family Shower room fitted with a white suite. The property further benefits from modern gas central heating and double glazing throughout.

Externally, the property enjoys gardens to both the front and rear, with the rear garden offering a private outdoor space ideal for relaxing, entertaining or family use with an additional outdoor store providing useful additional storage space. Communal parking is available close by for residents and visitors.

Offered to the market with no upward chain, the property is conveniently positioned for a range of local amenities, schools and transport links, providing easy access to Nottingham City Centre and surrounding areas. An early viewing is highly recommended to fully appreciate the accommodation and location on offer.



### Entrance Hallway

16'07 x 5'10 approx (5.05m x 1.78m approx)

UPVC double glazed entrance door leading into the entrance hallway comprising laminate flooring, wall mounted radiator, ceiling light point, carpeted staircase leading to the first floor landing, storage cupboard providing useful additional storage space, doors leading off to:

### Storage Cupboard

7' x 2'10 approx (2.13m x 0.86m approx)

Ceiling light point with shelves for storage.

### Ground Floor WC

2'8 x 4'10 approx (0.81m x 1.47m approx)

UPVC double glazed window to the front elevation, low level flush WC, wall hung vanity wash hand basin, tiled splashbacks, tiling to the floor, ceiling light point.

### Living Room

11'5 x 14'06 approx (3.48m x 4.42m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, fireplace with electric fire and stone hearth.

### Kitchen Diner

11'07 x 17'09 approx (3.53m x 5.41m approx)

A range of wall and base units incorporating laminate worksurfaces over, space and point for a freestanding fridge freezer, space and point for a cooker, space and plumbing for a washing machine, stainless steel sink with mixer tap over, stainless steel extractor hood, tiled splashbacks, laminate floor covering, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation with UPVC double glazed access door leading to the enclosed rear garden, ample space for a dining table.

### First Floor Landing

Loft access hatch, ceiling light point, wall mounted radiator, two built-in storage cupboards, doors leading off to:

### Family Bathroom

5'08 x 7'07 approx (1.73m x 2.31m approx)

UPVC double glazed window to the rear elevation, quadrant shower enclosure with mains fed shower above, vanity wash hand basin, low level flush WC, tiled splashbacks, tiling to the floor, ceiling light point, chrome heated towel rail.

### Bedroom One

11'06 x 12'11 approx (3.51m x 3.94m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

8'09 x 7'07 approx (2.67m x 2.31m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

11'06 x 13'05 approx (3.51m x 4.09m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a garden laid to lawn, pathway leading to the front entrance door with additional paved patio area.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, outdoor store, fencing to the boundaries, secure gated access to the communal parking.

#### Garden Store

Providing useful additional storage space.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

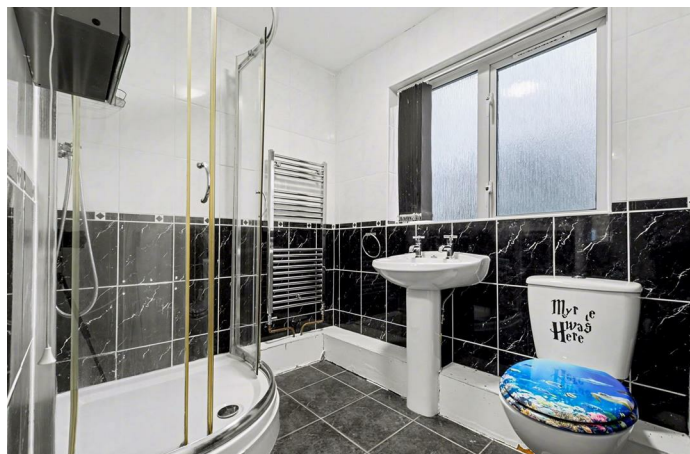
Flood Risk: No flooding in the past 5 years

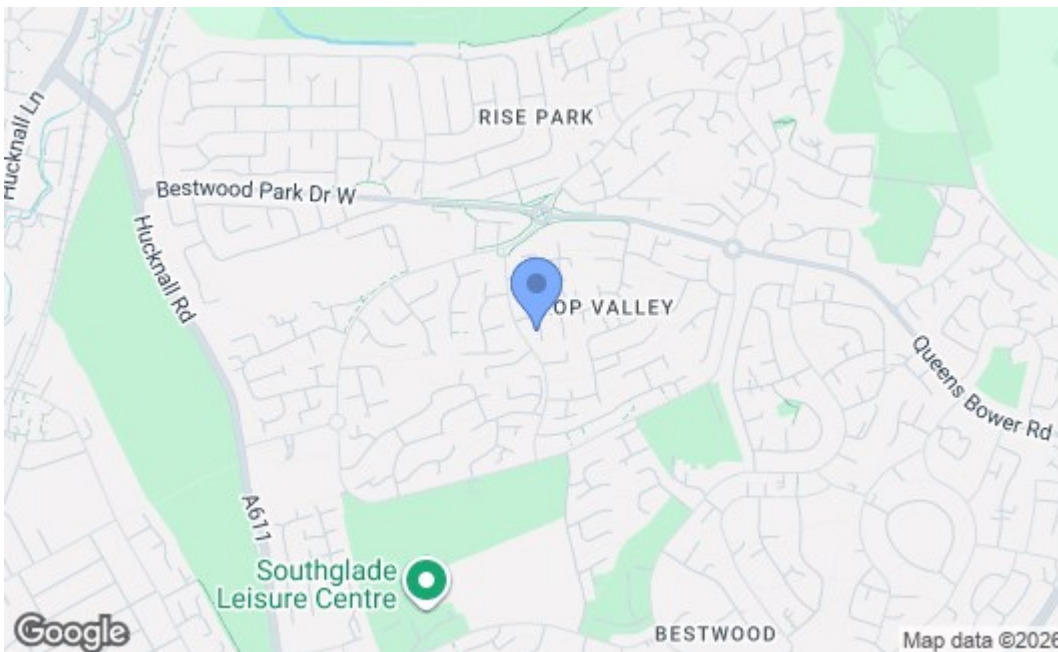
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.