



Park Avenue,
Nottingham
NG3 4JS

£400,000 Freehold



*** GUIDE PRICE £400,000-£420,000 ***

A substantial extended detached Victorian building situated in Mapperley offers scope to divide into several self-contained apartments subject to receiving the relevant planning permissions. the property has previously been used as two flats for the same family, however, it offers scope to conversion into multiple flats. in brief, the accommodation is divided over four floors and comprises; a porch, an inner entrance hallway, three bedrooms to the ground floor, a living room, a sitting room, a kitchen, a shower room and a double garage all to the ground floor. six rooms and two shower rooms to the first floor, four rooms and shower rooms to the second floor, with a further bedroom with en suite to the top floor. garage and garden located to the side elevation; this represents a fantastic investment opportunity.



Porch

Open storm porch to the front with leaded light over; original tiling, quarry tiled floor; internal original glazed stained glass door to the front with fixed leaded light panels to the side and above, stained glass door to:

Entrance Hall

19'6 x 5'11 approx (5.94m x 1.80m approx)
Minton tiled floor, stairs to the first floor; coving to ceiling, ceiling light point, picture rail, door to cellar and panelled doors to:

Reception 1

7'9 x 14' approx (2.36m x 4.27m approx)
UPVC double glazed bay window to the front, wall mounted double radiator; feature fireplace incorporating wooden surround with inset mirror; cast iron fireplace with inset tiling, Living Flame gas fire and hearth, built-in storage cabinets to one side of the room creating ample additional storage space with potential to utilise as a bedroom, subject to a buyers needs. Panelled door to:

Reception 2

14'2 x 17'11 approx (4.32m x 5.46m approx)
UPVC double glazed bay window to the side, ceiling light point, coving to ceiling, ceiling rose, picture rail, two wall mounted double radiators; feature decorative fireplace incorporating surround with granite hearth and back panel, panelled door to:

Reception 3

11'11 x 10'1 approx (3.63m x 3.07m approx)
UPVC double glazed window to the side, feature fireplace incorporating wood surround, cast iron Living Flame gas fire inset with tiled hearth and back panels, coving to ceiling, ceiling light point, picture rail and panelled doors to:

Re-fitted Kitchen

10'11 x 9'11 approx (3.33m x 3.02m approx)
UPVC double glazed window to the side, integral Zanussi oven with four ring induction hob above, inset under mounted 1½ bowl stainless steel sink with swan neck mixer tap over, integrated Neff dishwasher, integrated fridge, breakfast bar, feature vertical radiator, recessed spotlights to the ceiling, panelled doors to loft room, rear utility and reception 4.

Reception 4

13'11 x 10'1 approx (4.24m x 3.07m approx)
UPVC double glazed window to the rear, ceiling light point, internal panelled door to reception 3 and further panelled door to hall.

Reception 5

14'8 x 10'11 approx (4.47m x 3.33m approx)
Double glazed window to the front, built-in wardrobes providing ample additional storage, access to eaves, wall mounted radiator; laminate flooring and ceiling light point. Separate staircase from the fitted kitchen.

Side Lobby

10'1 x 4'3 approx (3.07m x 1.30m approx)
With glazed door to a small covered courtyard area, panelled door to garden and further panelled door to shower room. Ideal gas central heating combination boiler, wall mounted radiator, ceiling light point.

Shower Room

7'10 x 4' approx (2.39m x 1.22m approx)
Three piece suite comprising of a low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, walk-in shower enclosure with shower attachment and riser and additional rainwater shower head above, recessed spotlights to the ceiling, extractor, heated towel rail, tiling to the walls and floor, wall mounted inset mirror with lighting.

Garage

14'8 x 14'9 approx (4.47m x 4.50m approx)
Up and over electric double door to the front, light and power.

Outside

The property sits on a corner plot with gardens to the front and side, garden laid to lawn, fencing and stone wall to the boundaries, paved patio area, driveway providing off the road hard standing leading to the garage. There is also an outside tap.

First Floor Landing

Ceiling light point, storage cabinet with space and plumbing for an automatic washing machine and electrical meters, doors to:

Self Contained 1 Bedroom Apartment

Lobby

5'4 x 5'4 approx (1.63m x 1.63m approx)
Ceiling light point and panelled doors to:

Shower Room

7'6 x 2'7 approx (2.29m x 0.79m approx)
Low flush w.c., walk-in shower enclosure with tiled splashbacks and electric shower above, ceiling light point, extractor fan and linoleum flooring.

Bedroom

8'7 x 8'1 approx (2.62m x 2.46m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Living Kitchen

17'9 x 11'11 approx (5.41m x 3.63m approx)
UPVC double glazed bay window to the front, range of matching base units incorporating laminate work surface above, stainless steel sink with hot and cold taps, wall mounted Glow Worm gas central heating boiler, space for under counter appliances, original feature fireplace with surround and cast iron inset, wall mounted double radiator, ceiling light point, picture rail, space for dining table and sofa.

Self Contained 1 Bedroom Apartment (2)

Lobby

2'8 x 6'2 approx (0.81m x 1.88m approx)
Laminate floor and panelled doors to:

Living Room

14'2 x 18'1 approx (4.32m x 5.51m approx)
UPVC double glazed sectional bay window to the side, ceiling light point, laminate floor; wall mounted radiator; decorative cast iron inset and panelled doors to lobby and landing.

First Floor Landing

Leading to:

Bedroom

11'11 x 11'6 approx (3.63m x 3.51m approx)
UPVC double glazed window to the side, wall mounted radiator; cast iron arched inset, laminate flooring, ceiling light point and panelled door to:

En-Suite Shower Room

5'6 x 5'5 approx (1.68m x 1.68m approx)
UPVC double glazed window to the side, walk-in shower enclosure with Triton shower above, low flush w.c., semi recessed vanity wash hand basin with storage cupboard below, tiling to the walls, chrome heated towel rail.

Kitchenette

5'4 x 8'8 approx (1.63m x 2.64m approx)
UPVC double glazed window to the rear; stainless steel sink with mixer tap over; range of base units offering additional storage below, tiling to the walls and ceiling light point.

Self Contained Studio Apartment

Second Floor Landing

Ceiling light point and doors to:

Living Kitchen

16'7 x 14'1 approx (5.05m x 4.29m approx)
UPVC double glazed window to the side, wall mounted radiator; cast iron fireplace, ceiling light point, opening through to kitchen area with a range of base units with staineses steel sink, space for appliances below. Panelled door to:

Bedroom 1

14'1 x 12'3 approx (4.29m x 3.73m approx)

Bedroom 2

8'10 x 8'5 approx (2.69m x 2.57m approx)
Velux style window to the rear, wall mounted radiator, ceiling light point.

Self Contained Studio Apartment 2

Lobby

With stairs to the attic, vertical feature radiator, door to:

Living Room

14'1 x 12'3 approx (4.29m x 3.73m approx)
UPVC double glazed window to the side, wall mounted radiator; ceiling light point and opening to:

Kitchen

10'4 x 5'4 approx (3.15m x 1.63m approx)
Double glazed window to the front, range of matching wall and base units incorporating laminate work surface over; integral oven with four ring hob above and extractor hood over; stainless steel sink with hot and cold taps above, tiled splashbacks, linoleum flooring, ceiling light point.

Attic Room

11'4 x 11'4 approx (3.45m x 3.45m approx)
Velux window to the ceiling, access to eaves and doorway to:

Shower Room

2'5 x 7'3 approx (0.74m x 2.21m approx)
Low flush w.c., walk-in shower enclosure with Triton shower above.

Cellar

20'4 x 14' approx (6.20m x 4.27m approx)
Split into three compartments. With light and housing gas meter point, electrical consumer unit and electric meter.

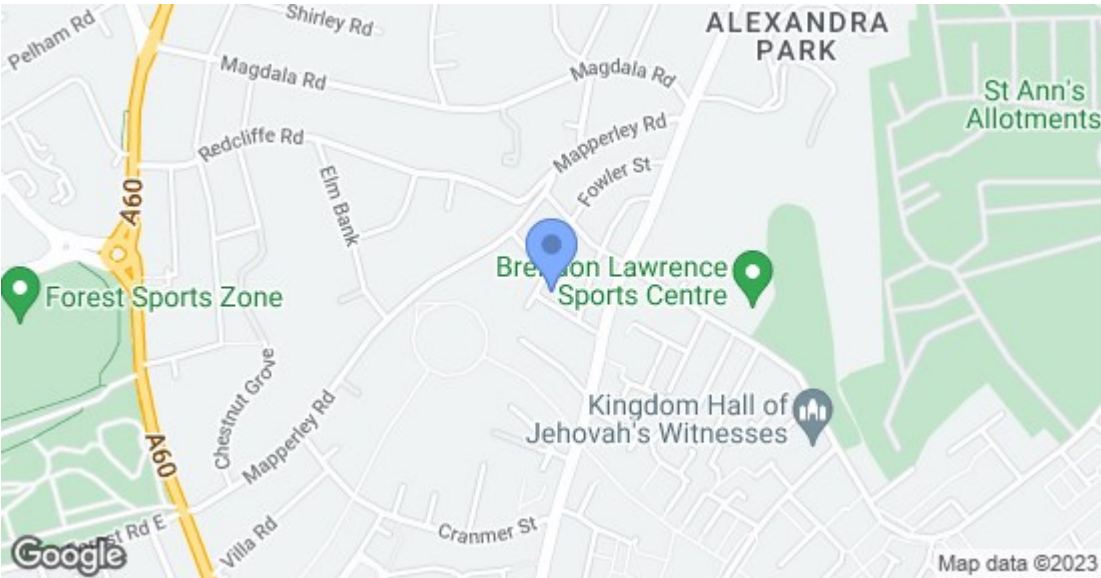
Council tax Band

Council- Nottingham, band A

The property is split into two flats, each with the council tax band A.



Robert Ellis
ESTATE AGENTS



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.