



Aston Avenue,  
Beeston, Nottingham  
NG9 2SS

**£125,000**

A two bedroom end of terraced property in need of full refurbishment.

This residential property is considered the ideal opportunity for anyone looking for their next project, with works completed this would make the perfect first home or investment for any buy to let landlord.

The property is situated within close proximity to Wollaton Park, Nottingham University and the Queen's Medical Centre. There are also local bus links in and around the city just a short distance away.

In brief, the internal accommodation comprises: Entrance space, living room, kitchen diner, two bedrooms and a family bathroom. The property benefits from a lawned front garden with hedged boundaries, there is a pathway providing side access to the rear garden and a detached garage. The rear garden is primarily lawned with further hedged boundaries.

The property comes with extensive work to be completed and is therefore only available to cash buyers.

#### Entrance Hall

With door to the front and access to the stairs.

#### Lounge

13'1" × 10'7" (4.01 × 3.23)

Window to the front aspect, laminate flooring and radiator.

#### Kitchen/Diner

16'3" × 8'5" (4.97 × 2.57)

With wall, base and drawer units with worksurfaces over, inset sink and drainer with mixer tap, space and fittings for free standing washing machine, fridge freezer and dishwasher, access to the pantry cupboard, window and UPVC door to the rear aspect.

#### Landing

With access to loft hatch and window to the side aspect.

#### Bedroom One

15'10" × 10'2" (4.85 × 3.1)

With window to the front aspect, laminate flooring and radiator.

#### Bedroom Two

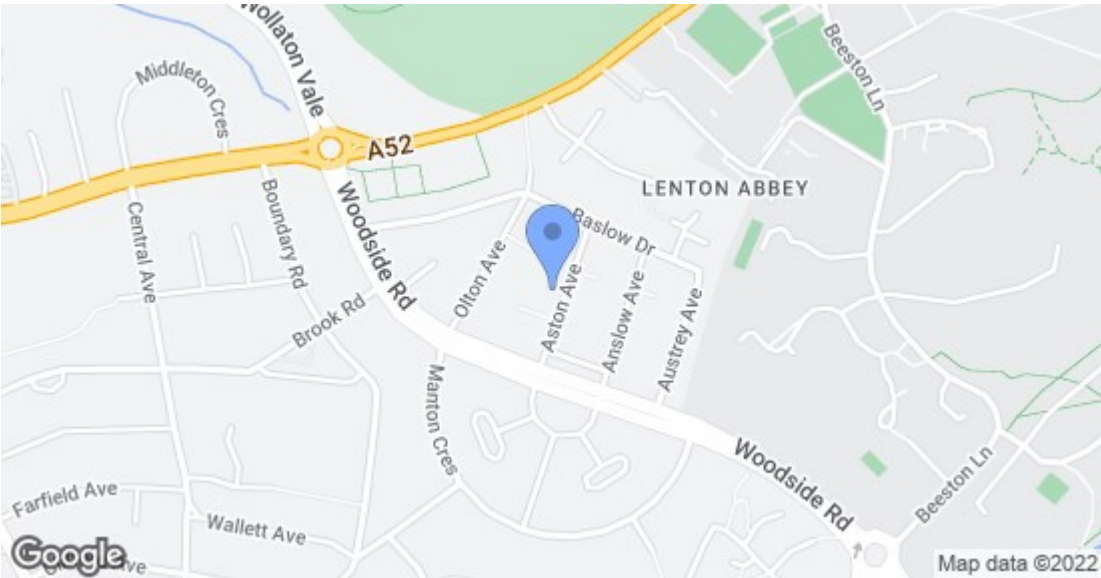
8'9" × 9'1" (2.67 × 2.79)

With window to the rear aspect, laminate flooring, radiator and access to storage cupboard.

#### Bathroom

6'8" × 6'9" (2.05 × 2.08)

Incorporating a three piece suite comprising bath with tap/shower attachment, wash hand basin, low level WC and frosted glazed window to the rear aspect.



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 <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		
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.