



Broxtowe Avenue,  
Nottingham  
NG8 5EL

**£135,000 Freehold**



A two double bedroom end of terrace house.

Situated in this popular and convenient residential location readily accessible for a range of local shops and amenities including schools, transport links and hospitals, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Lounge, diner and kitchen to the ground floor with stairs leading to the first floor where you will find two double bedrooms and a bathroom.

The property also benefits from a cellar.

To the front of the property you will find a small low maintenance courtyard style garden with gated side access leading to the rear where you will find a low maintenance private and enclosed sheltered garden with a patio. The garden is currently used as a workshop space.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout and chain free vacant possession, an early internal viewing comes highly recommended.



### Lounge

A UPVC double glazed front door leads into the lounge with laminate flooring, UPVC double glazed window to the front, radiator and an opening to the kitchen/diner.

### Kitchen/Diner

With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and extractor fan over, integrated fridge freezer, plumbing for a washing machine, laminate flooring, UPVC double glazed window to the rear, radiator, stairs down to the cellar, UPVC double glazed door to the rear and stairs to the first floor.

### First Floor Landing

With doors to the bathroom and two bedrooms.

### Bedroom One

Carpeted double bedroom with UPVC double glazed window to the rear, built in storage cupboard, spotlights and radiator.

### Bedroom Two

Carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

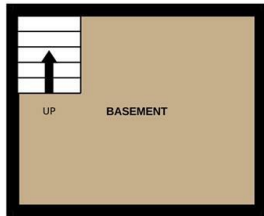
Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled flooring and walls, heated towel rail, extractor fan and spotlights.

### Outside

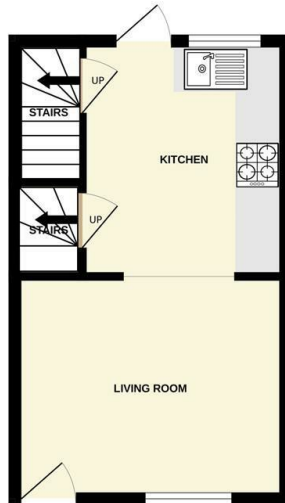
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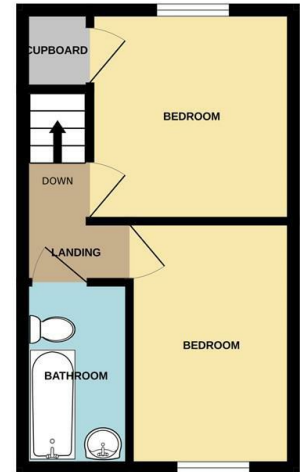
BASEMENT  
104 sq.ft. (9.7 sq.m.) approx.



GROUND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.

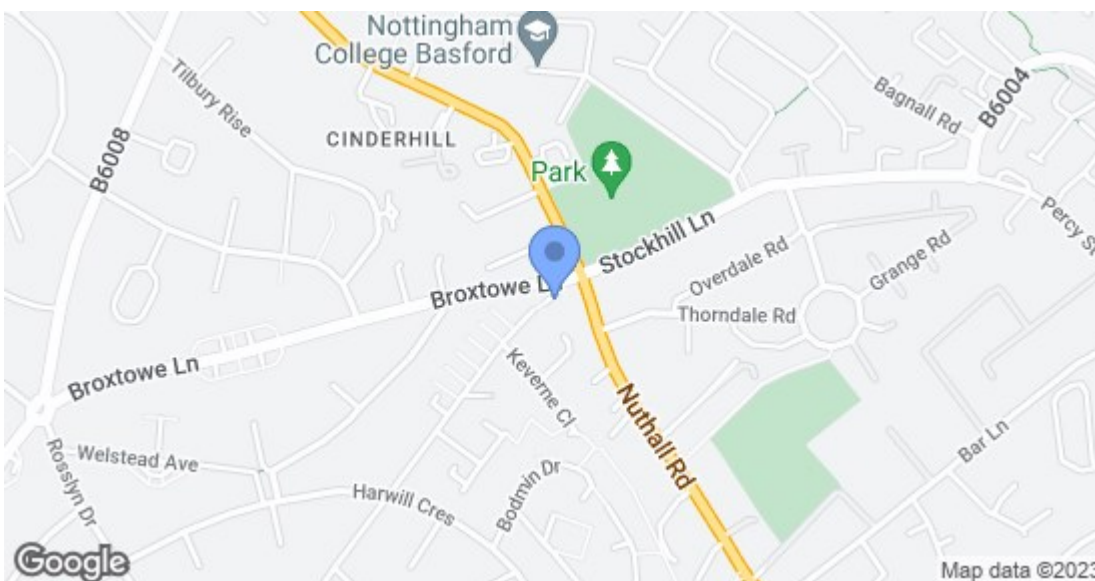


1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.