Robert Ellis

look no further...

Charles Avenue,
Lenton Abbey, Nottingham
NG9 2SH

£290,000 Freehold

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A well-presented, three-bedroom semidetached property with the benefit of a driveway to the front and enclosed rear garden. This is an ideal purchase for a wide range of buyers including first time buyers, growing families or investors looking to add to their portfolio and particularly buyers looking to be close to Nottingham University or Queen Medical Centre.

Situated within close proximity to a variety of local amenities including schools, shops, public houses and many other facilities, just a short walk away from Beeston High Street. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston or Nottingham train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room and Open plan kitchen diner to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

To the front of the property is driveway with mature shrub surround. Then to the rear is a primarily lawned garden with pebbled seating area, space for a shed and fenced boundaries.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC entrance door through to spacious entrance hall with laminate flooring and under the stairs storage space.

Living Room
11'0" x 12'2" approx (3.37m x 3.71m approx)
Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

Open Plan Kitchen/Diner
16'7" x 13'11" approx (5.08m x 4.25m approx)

Kitchen Area
Wall, base and drawer units with work surfaces over, inset sink with drainer. Integrated appliances to include electric oven and gas hob with extractor fan above, integrated dishwasher and fridge/freezer. Space and fittings for freestanding washing machine.

Dining Area
Laminate flooring with radiator, UPVC double glazed window to both the front and side aspect and UPVC bay French doors to the rear garden.

First Floor Landing
UPVC double glazed window to the side aspect and access to storage cupboard.

Bedroom 1
10'11" x 12'0" approx (3.35m x 3.66m approx)
Carpeted room with radiator and UPVC bay window to the front aspect.

Bedroom 2
10'7" x 8'0" approx (3.25m x 2.45m approx)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom 3
5'6" x 6'8" approx (1.7m x 2.05m approx)
Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to the loft hatch.

Bathroom
Three-piece suite to include bath with mains powered shower over and glass shower screen, wash hand basin and WC.

Outside
To the front of the property is driveway with mature shrub surround. Then to the rear is primarily lawned garden with pebbled seating area, space for a shed and fenced boundaries.

Council Tax
Nottingham Council Band C

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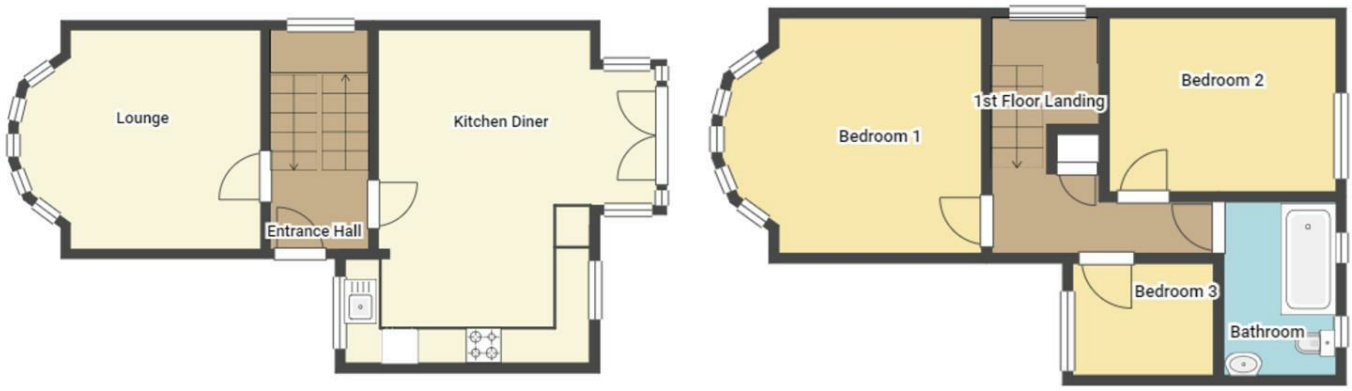
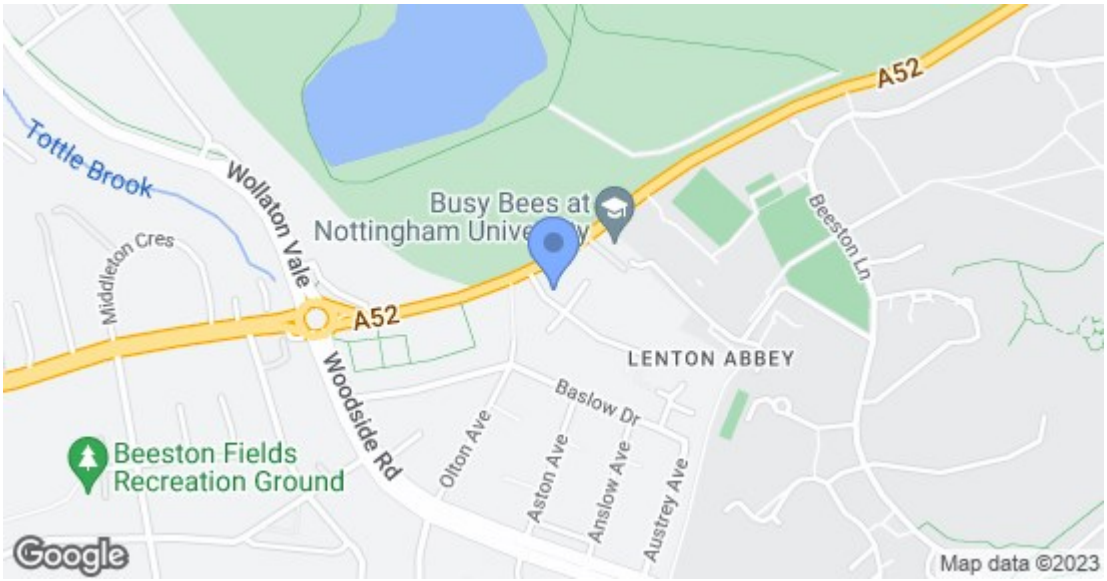
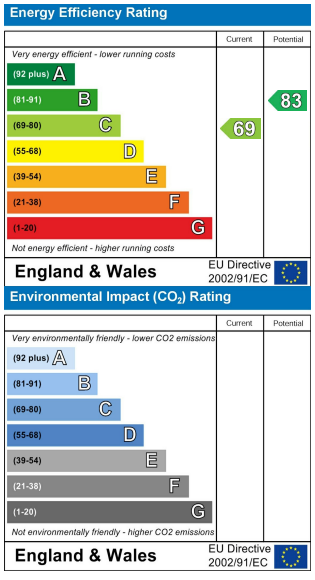
ESTATE AGENTS







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.

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