



Audley Drive,  
Lenton Abbey, Nottingham  
NG9 2SF

**£185,000 Freehold**



Situated in the area of Lenton Abbey, Nottingham, this delightful two bedroom house on Audley Drive offers a perfect blend of comfort and convenience. Situated within walking distance of local shops and amenities such as transport links, the A52 and the University of Nottingham. The property features a spacious reception room, ideal for both relaxation and entertaining guests.

The bathroom is thoughtfully designed, ensuring a practical yet stylish space for your daily routines. The house is set in a peaceful neighbourhood, making it an excellent choice for families or professionals seeking a tranquil environment while remaining close to the vibrant city life of Nottingham.

With its appealing layout and potential for personalisation, this property presents an excellent opportunity for those looking to make a house their home. Whether you are a first-time buyer or seeking a new rental, this residence on Audley Drive is sure to impress. Don't miss the chance to explore this inviting home in a sought-after location.



### Entrance Hall

UPVC double glazed front door, stairs to the first floor landing and door to the lounge.

### Lounge

13'4" x 11'7" (4.07m x 3.55m )

Laminate flooring, UPVC double glazed window to the front, radiator, and door to the kitchen.

### Kitchen

13'3" x 6'6" (4.06m x 1.99m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and hob with extractor fan over, space for a fridge freezer, plumbing for a washing machine, UPVC double glazed window to the rear, tiled flooring, radiator, and UPVC double glazed door to the rear.

### WC

Fitted with a WC and tiled flooring.

### First Floor Landing

Stairs leading up to the loft room, and doors to the bathroom and bedrooms.

### Bedroom One

UPVC double glazed window to the front, laminate flooring, and radiator.

### Bedroom Two

9'11" x 8'5" (3.03m x 2.59m )

UPVC double glazed window to the rear, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: walk-in shower, pedestal wash-hand basin, WC, tiled flooring and walls, UPVC double glazed window to the rear.

### Loft Room

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Outside

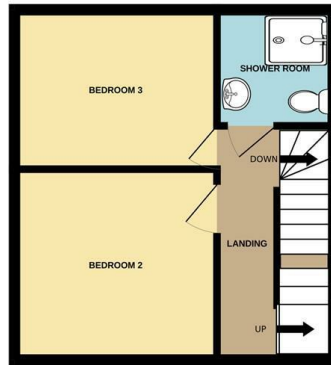
To the front of the property you will find a low maintenance concrete driveway, and to the rear there is an enclosed garden with patio overlooking the lawn beyond.



GROUND FLOOR



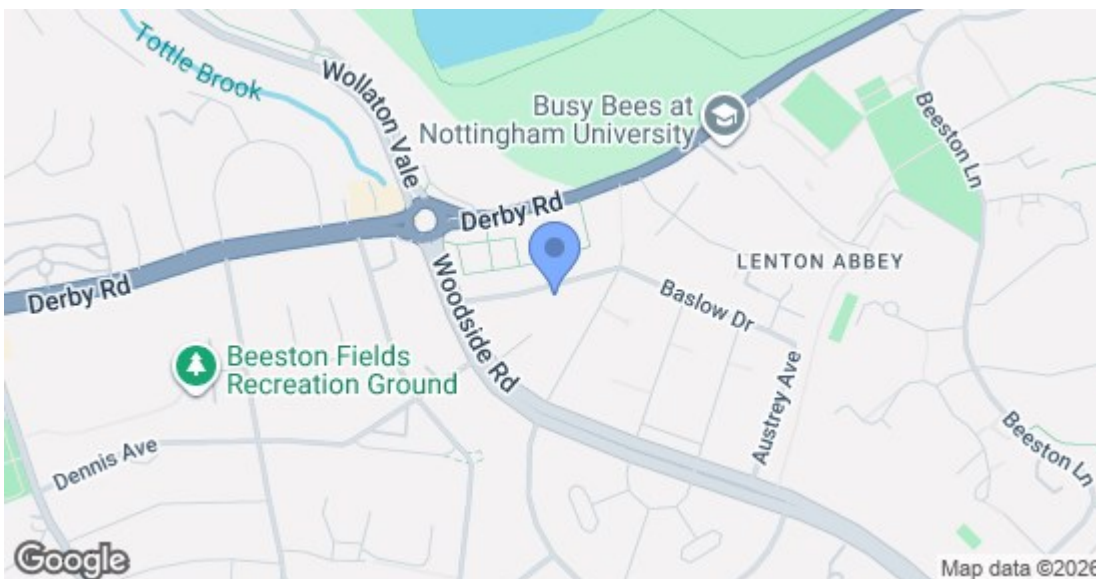
1ST FLOOR



2ND FLOOR



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	

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