



Olton Avenue,
Lenton Abbey, Nottingham
NG9 2SQ

£175,000 Freehold



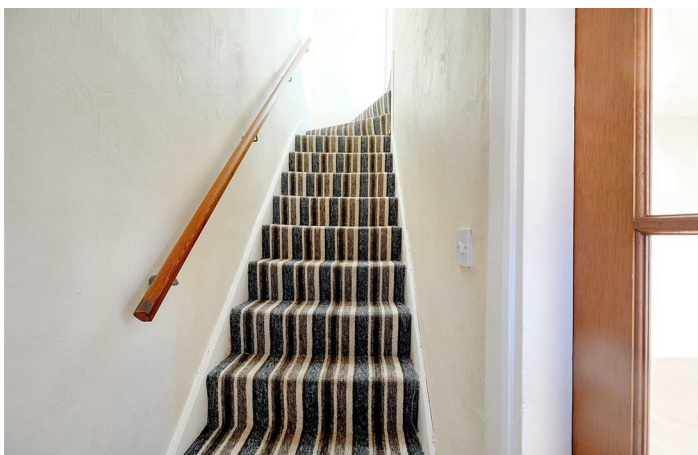
An ideally located two bedroom, mid terrace, with the benefit of no upward chain.

Situated within close proximity to both Beeston Town Centre and Nottingham City Centre, you are positioned with a large variety of local amenities a short distance away including shops, public houses, healthcare facilities, restaurants, and transport links. This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on their next home, this could include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance space, living room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property has a lawned front garden and an enclosed rear garden that is also primarily lawned.

With the advantage of no upward chain this property is well worthy of an early internal viewing.



Entrance Hall

Wooden front door through to the entrance space.

Living Room

13'5" x 11'7" (4.11m x 3.54m)

Laminate flooring, with radiator, gas fire and UPVC double glazed window to the front aspect.

Kitchen

13'4" x 6'7" (4.07m x 2.02m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric oven, washing machine fridge and two windows to the rear aspect. Access to the pantry cupboard, with additional space for a freestanding freezer or tumble dryer.

Rear Lobby

Door to the rear garden.

First Floor Landing

Access to the loft hatch.

Bedroom One

13'4" x 9'10" (4.08m x 3.02m)

Carpeted room, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

Bedroom Two

10'1" x 8'3" (3.09m x 2.54m)

Carpeted room, with radiator, fitted storage cupboard housing the water tank and UPVC double glazed window to the rear aspect.

Bathroom

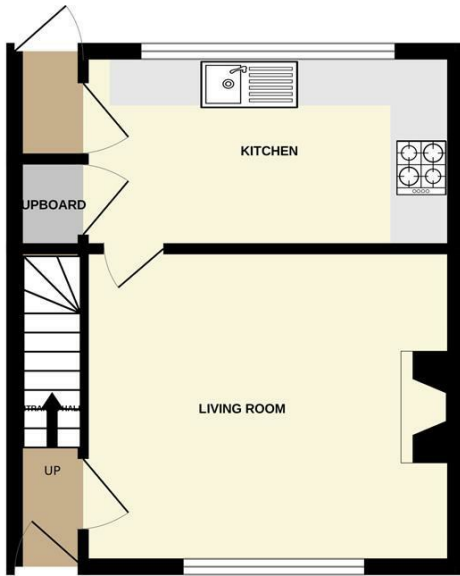
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls and radiator.

Outside

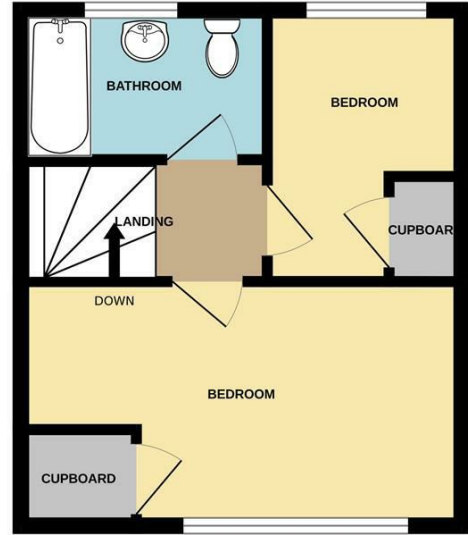
To the front of the property is a lawned garden with hedged boundaries and footpath to the front door. The enclosed rear garden is primarily lawned with hedged boundaries and metal shed, handy for storage.



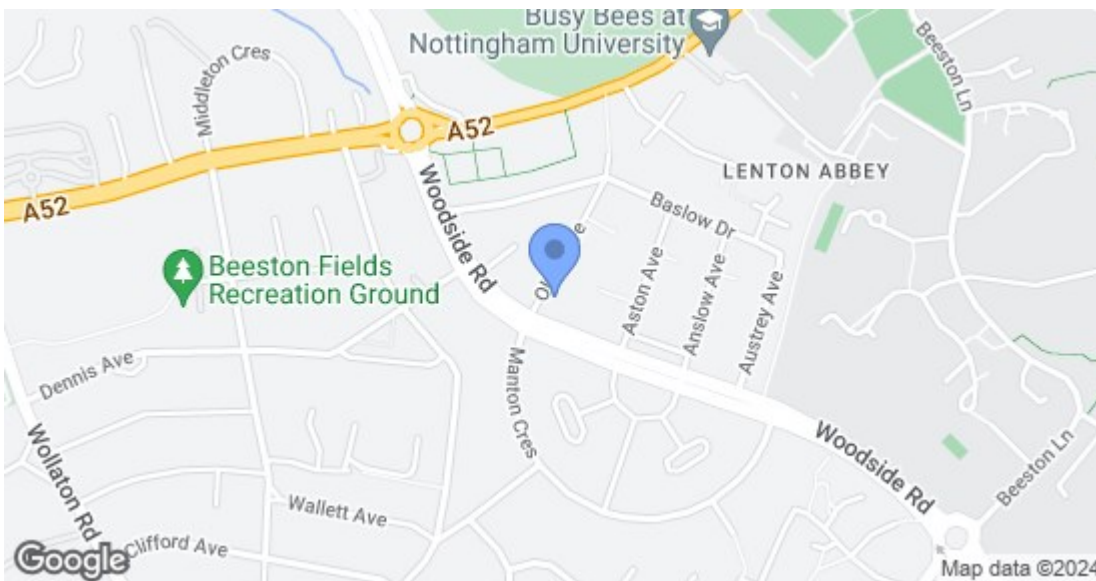
GROUND FLOOR



1ST 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p> <p>50</p>
<p>England & Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

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.