Robert Ellis

look no further...

Austrey Avenue,
Lenton Abbey, Nottingham
NG9 2SX

£175,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Traditional three bedroom mid-terrace property with the benefit of no upward chain.

Situated in Lenton Abbey, you are within close proximity to both The University of Nottingham and The Queens Medical Centre, there is also the advantage of a variety of other amenities including shops, public houses, schools, and transport links.

This well-proportioned property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, 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 three bedrooms and bathroom.

Outside the property there is a lawned front garden and footpath to the front door. The rear is low maintenance pebbled garden with a decked seating area. Please note the property is accessed down a footpath so there is no option for off street parking.

Having been let out in more recent years the property benefits from full UPVC double glazing and gas central heating, and is well worthy of an early internal viewing.

Entrance Space
UPVC double glazed door through to a carpeted entrance space.

Living Room
13'6" x 11'8" (4.14m x 3.58m)
A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

Kitchen
16'6" x 6'5" (5.05m x 1.96m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine, wall mounted boiler, access to the pantry cupboard and UPVC double glazed door and window to the rear aspect.

First Floor Landing
Access to the loft hatch and doors leading into the bathroom and three bedrooms.

Bedroom One
9'9" x 9'6" (2.98m x 2.91m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'7" x 8'7" (2.94m x 2.62m)
A carpeted bedroom with UPVC double glazed window to the rear, fitted storage cupboard and radiator.

Bedroom Three
6'6" x 6'1" (1.99m x 1.87m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising: low flush WC, pedestal wash hand basin, bath with electric shower above, part tiled walls, wall mounted heated towel rail, extractor fan and UPVC double glazed window to the rear.

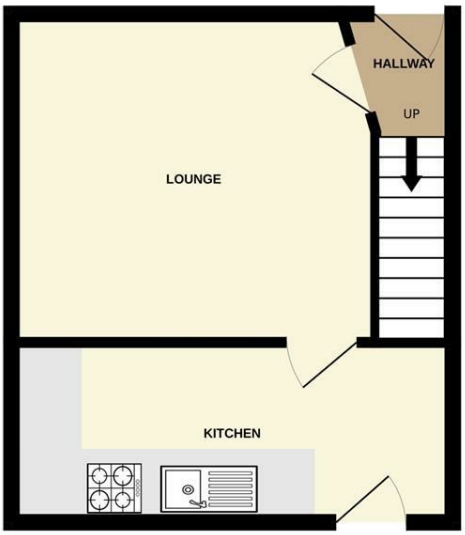
Outside
To the front is a lawned garden, with hedged boundaries and a paved footpath to the front door. The enclosed rear is fairly low maintenance, with a pebbled space and decked seating area and hedged boundaries. Please note the property is accessed down a footpath so there is no option for off street parking.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

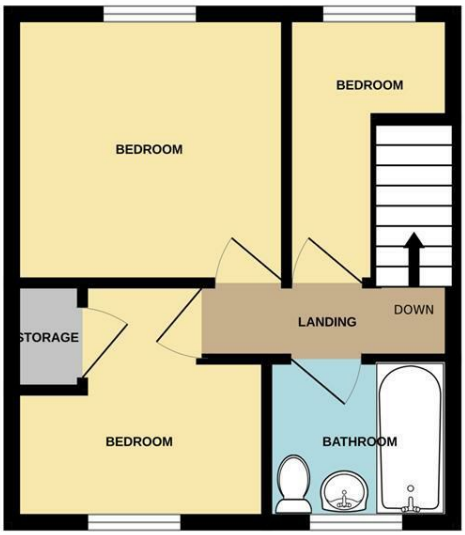
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

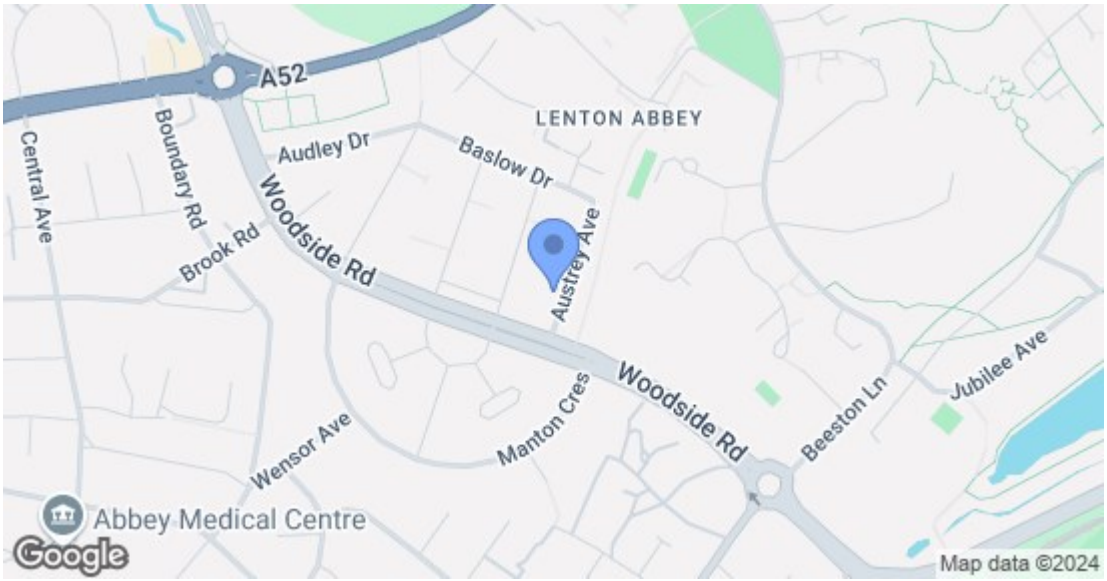
Robert Ellis
ESTATE AGENTS

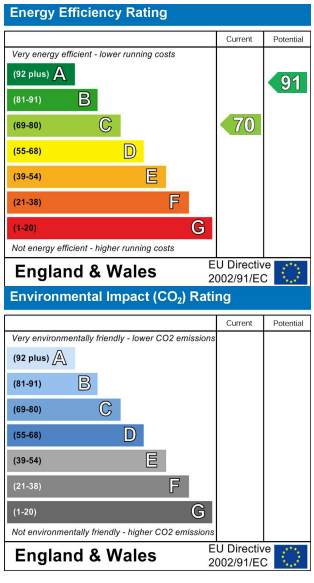
GROUND FLOOR



1ST FLOOR







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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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