

Aston Avenue,
Lenton Abbey, Nottingham
NG9 2SS

£265,000 Freehold



A beautifully presented, spacious and fully renovated three double bedroom end of terrace house.

Situated in this popular and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, the Queen's Medical Centre and Nottingham University, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, lounge/diner, kitchen and a WC/utility room to the ground floor with two good sized double bedrooms and a bathroom to the first floor and rising to the second floor you will find a third double bedroom.

To the front of the property you will find a patio and lawned garden with a raised bed, hedged boundaries and side access leading to the private and enclosed rear garden which includes patio and lawned areas, a summer house, useful storage shed and hedged boundaries.

Offered to the market with the benefit of a range of modern and contemporary fixtures and fittings throughout, a loft conversion, lko cavity roof insulation and external wall insulation, this great property truly must be viewed in order to be fully appreciated.



Entrance Hallway

With a composite front door, stairs to the first floor and door to the lounge/diner.

Lounge/Diner

13'5" x 11'8" (4.10 x 3.57)

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

Kitchen

13'3" x 6'5" (4.04 x 1.97)

With a range of modern wall, base and drawer units in white, worksurfaces, sink with mixer tap, integrated electric oven with electric hob and extractor fan over, tiled flooring and splashbacks, integrated dishwasher, space for a fridge freezer, vertical radiator, two double glazed windows to the rear, a composite door to the rear garden and a door to the WC/utility room.

WC/Utility

With a WC, plumbing for a washing machine and tumble dryer, wall mounted Worcester green star Bosch combination boiler with grade A certificate, UPVC double glazed window to the side, tiled flooring and half tiled walls.

First Floor Landing

With laminate flooring, UPVC double glazed window to the side, stairs to the second floor, radiator and doors to the bathroom and two bedrooms.

Bedroom Two

10'4" x 10'0" (3.16 x 3.06)

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

Bedroom Three

9'9" x 8'5" (2.99 x 2.57)

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

Bathroom

Incorporating a three piece suite comprising panelled bath with hand held showerhead, wash hand basin inset to vanity unit, WC, tiled flooring and walls, UPVC double glazed window to the rear, heated towel rail, extractor fan and spotlights.

Stairs Leading to the Master Bedroom in the Converted Loft

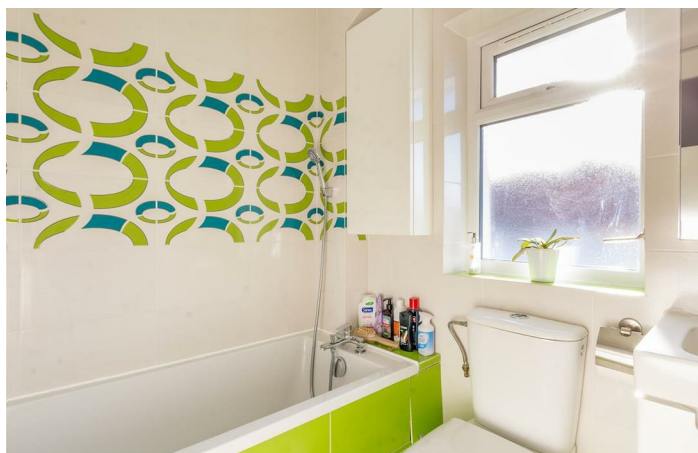
Bedroom One

16'0" x 13'2" (4.89 x 4.02)

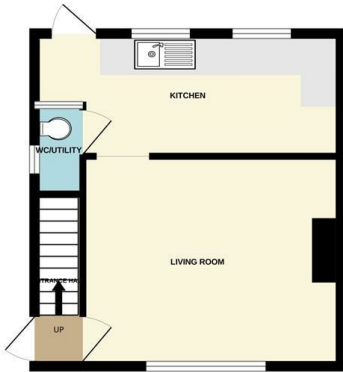
With laminate flooring, two Velux windows, UPVC double glazed window to the side and radiator.

Outside

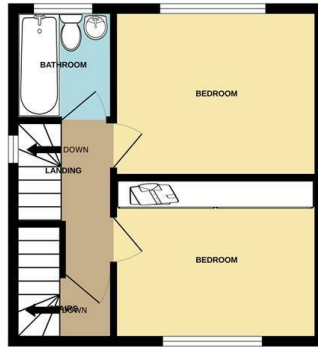
To the front of the property you will find a patio and lawned garden with a raised bed, hedged boundaries and side access leading to the private and enclosed rear garden which includes patio and lawned areas, a summer house, useful storage shed and hedged boundaries.



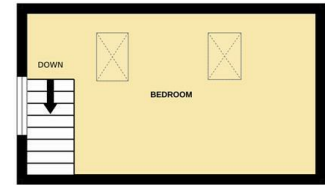
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.1 sq.m.) approx.

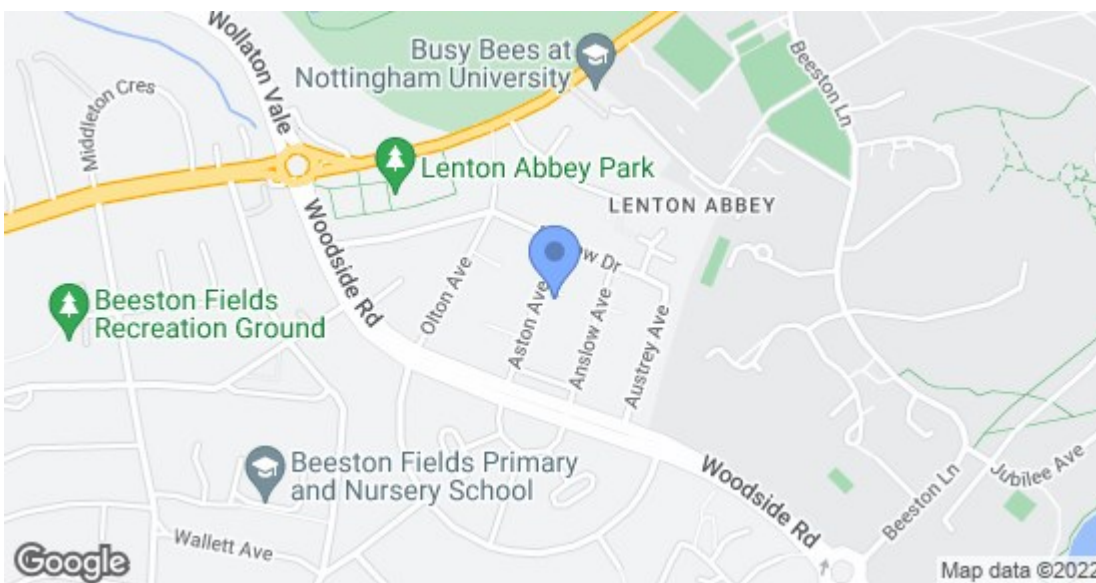


2ND FLOOR
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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 | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.