Robert Ellis

look no further...

Austrey Avenue,
Lenton Abbey, Nottingham
NG9 2SX

£160,000 Freehold

A traditional two-bedroom, mid terrace property with the benefit of no upward chain.

Situated in Lenton Abbey, you are well positioned with easy access to both Nottingham City Centre and Beeston High Street, therefore have a wealth of local amenities on your doorstep, such as: Queen's Medical Centre, shops, public houses, restaurants, and transport links.

This well-proportioned property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young professionals or anyone looking to add to a buy to a let investment 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 to the front is a paved driveway with off street parking for one car. The Rear is then also paved, with mature shrubs.

With the advantage of UPVC double glazing throughout this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall.

Living Room
13'6" x 10'8" (4.14m x 3.26m)
A carpeted reception room, with gas fire and UPVC double glazed window to the front aspect.

Kitchen
7'11" x 6'8" (2.43m x 2.04m)
A range of wall and base units with work surfacing over and one and a half bowl sink and drainer unit with mixer tap. Space and fittings for freestanding appliances to include gas cooker, washing machine and fridge freezer. UPVC double glazed window and door to the rear garden and access to a pantry cupboard.

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

Bedroom One
13'4" x 9'3" (4.08m x 2.84m)
A carpeted bedroom, with gas heater, fitted wardrobe and UPVC double glazed window to the front aspect.

Bedroom Two
9'8" x 8'3" (2.95m x 2.52m)
A carpeted bedroom, with gas heater, fitted storage cupboard and UPVC double glazed window rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, fully tiled walls and UPVC double glazed window to the rear aspect.

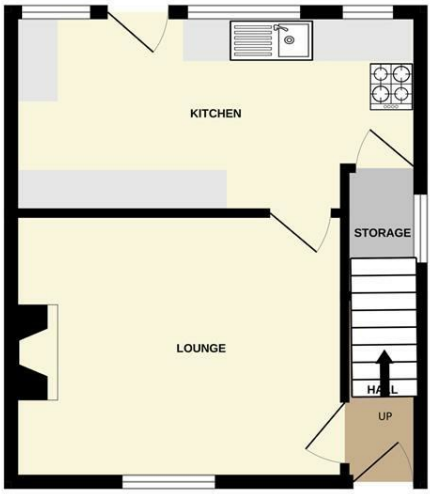
Outside
To the front of the property is a paved driveway with ample off-street parking for one car standing. The enclosed rear is then primarily paved, with mature shrubs, a green house and fenced boundaries.

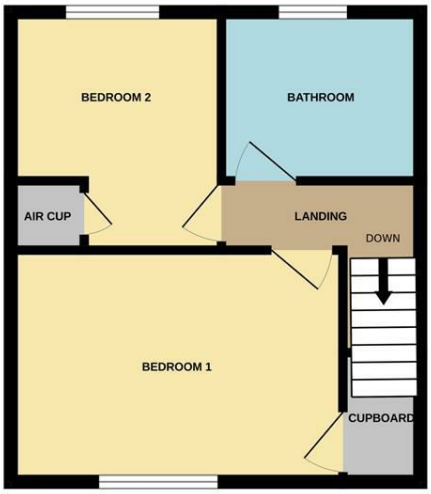
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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

GROUND FLOOR

Robert Ellis ESTATE AGENTS

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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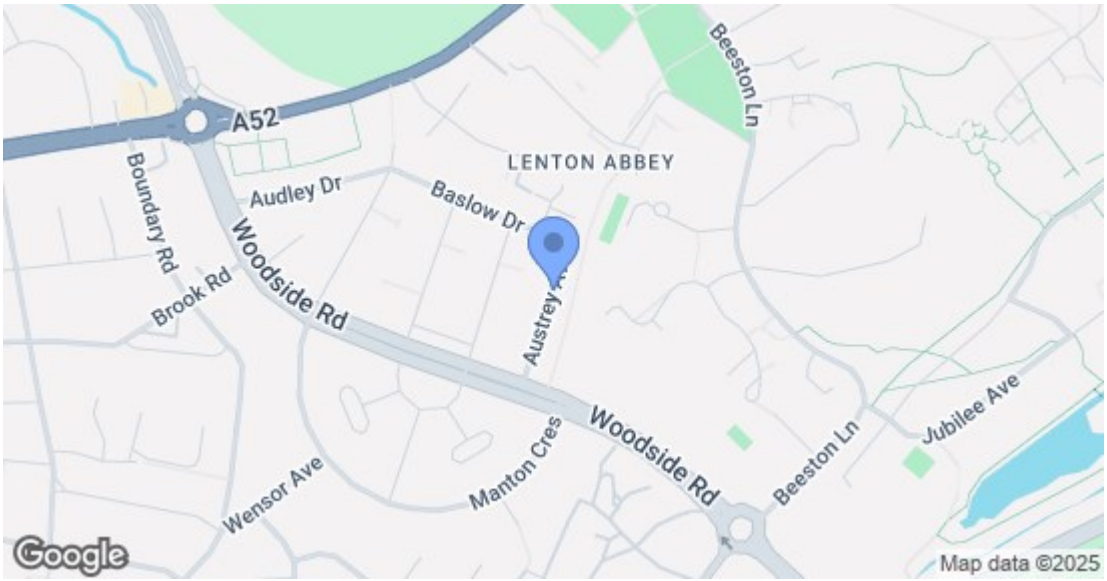

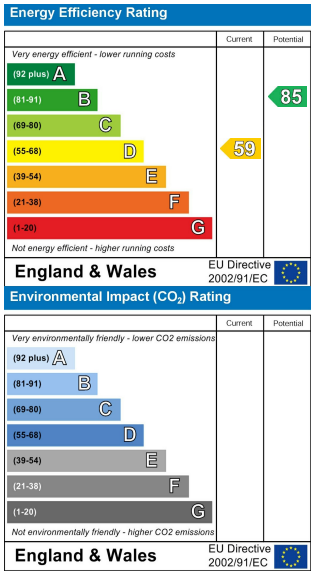

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