Robert Ellis

look no further...

Aston Avenue,
Lenton Abbey, Nottingham
NG9 2SS

£230,000 Freehold

0115 922 0888

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An extended five-bedroom, end of terrace property with the benefit of no upward chain.

Positioned within close proximity to Beeston High Street and Nottingham City Centre you have a wealth of local amenities close by, this includes shops, schools, bars, healthcare facilities, restaurants, and transport links for both bus and the tram. The property also provides easy access to both The University of Nottingham and The Queens Medical Centre.

This delightful 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; An Entrance Space, Lounge, Kitchen, and Two Ground floor bedrooms. Then rising to the first floor are three bedrooms and bathroom.

Outside to the front of the property there is a lawned garden and gated side access to the rear, this is also lawned. The property is accessed down a footpath; therefore, all parking is all on street.

With the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to the entrance space.

Lounge
13'6" x 10'8" (4.13m x 3.27m)
UPVC double glazed window to the front aspect, laminate flooring, radiator and electric fireplace.

Kitchen
16'6" x 8'0" (5.05m x 2.45m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. Wall mounted boiler, radiator and UPVC double glazed windows and door to the rear garden.

Bedroom Four
11'2" x 6'7" (3.42m x 2.02m)
UPVC double glazed window to side aspect, laminate flooring and radiator.

Bedroom Five
9'6" x 6'7" (2.92m x 2.02m)
UPVC double glazed window to the front aspect, laminate flooring and radiator.

First Floor Landing
UPVC double glazed window to the side, carpet flooring and radiator.

Bedroom One
11'10" x 9'3" (3.62m x 2.83m)
UPVC double glazed window to the front aspect, laminate flooring and radiator.

Bedroom Two
9'8" x 8'3" (2.96m x 2.52m)
UPVC double glazed window to the front aspect, laminate flooring, radiator and cupboard housing hot water cylinder.

Bedroom Three
7'7" x 6'5" (2.33m x 1.98m)
UPVC double glazed window to the rear aspect, laminate flooring and radiator.

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

Outside
The property is accessed via a footpath; therefore, all parking would be on street. The front garden is lawned with hedged boundaries and gated side access. The rear is then lawned with a shed.

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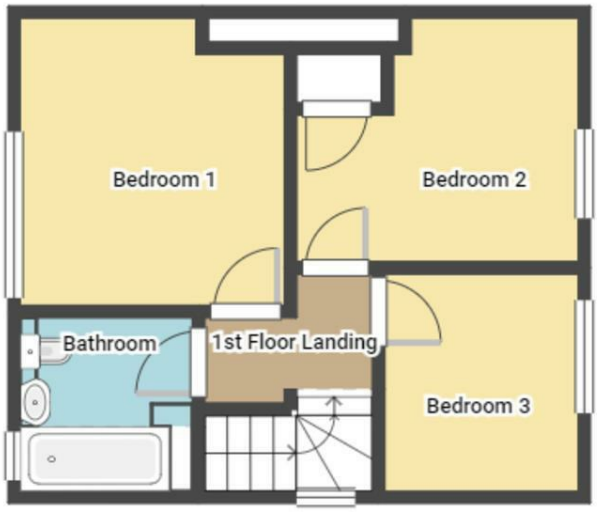
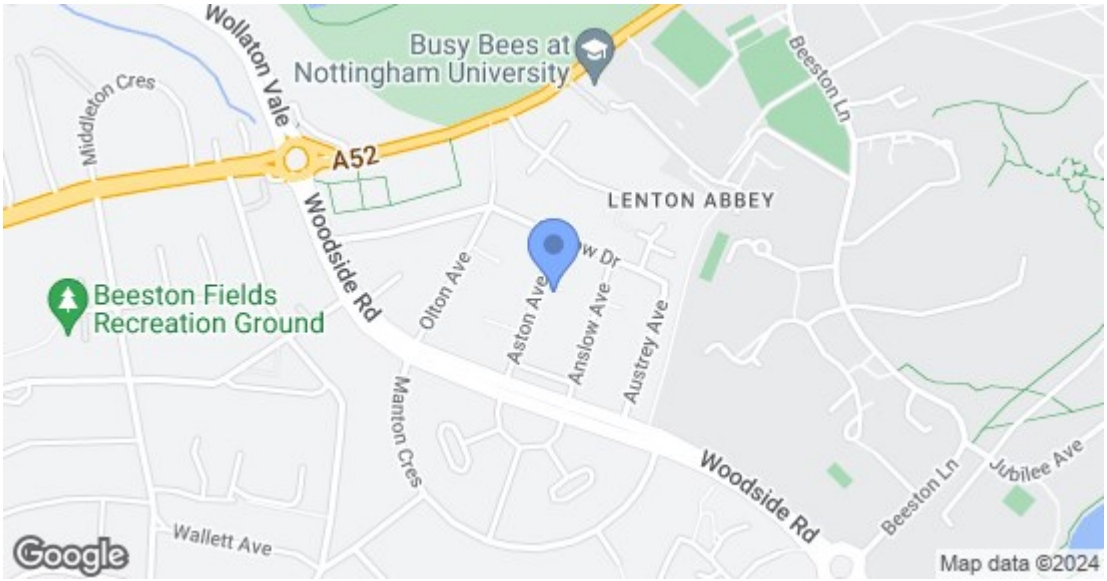
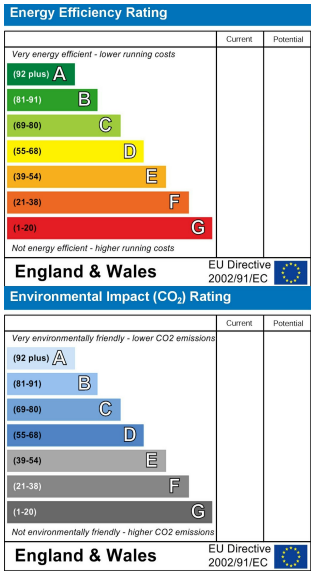
ESTATE AGENTS







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.

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