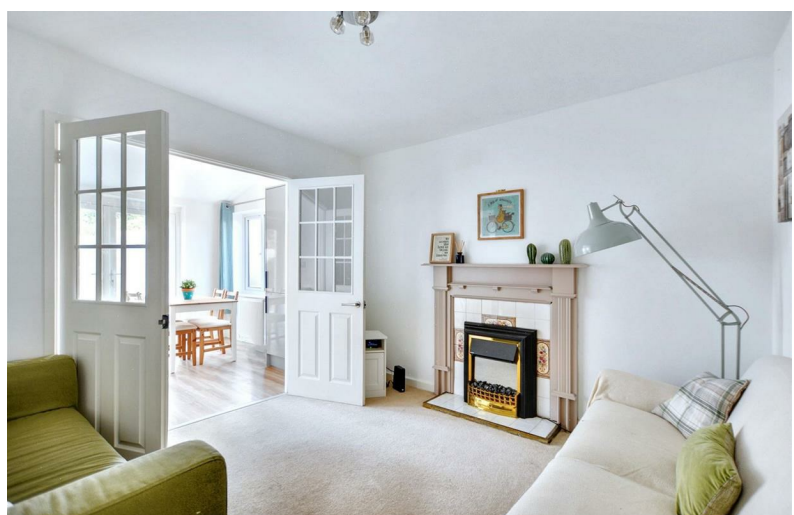
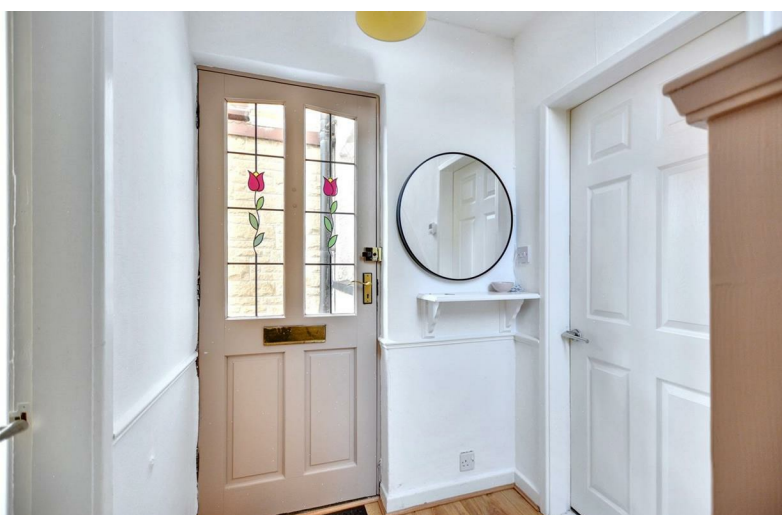




Lawley Avenue,
Beeston, Nottingham
NG9 2SL

£300,000 Freehold



Situated in Lenton Abbey, you are within close proximity to a wide range of amenities including shops, bars, restaurants, schools, and transport links. There is also the advantage that both Nottingham University and the Queens Medical Centre are within walking distance.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, first time buyers or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, living room, family room, extended kitchen diner, utility room, and downstairs WC. Then rising to the first floor are two double bedrooms, a single bedroom and bathroom.

Outside to the front of the property is a pebbled low maintenance garden with driveway. The rear is then paved with lawned beyond.

This fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



Entrance Hall

Entrance door through to a welcoming entrance hall with laminate flooring and access to understairs storage cupboard.

Living Room

11'0" x 12'0" (3.36 x 3.68)

A carpeted reception room, previously used as a bedroom, with radiator and UPVC double glazed bay window to the front aspect.

Family Room

10'10" x 10'9" (3.31 x 3.28)

A carpeted reception room, with radiator, electric fireplace, and internal French doors to the open plan kitchen diner.

Kitchen Diner

16'9" x 11'3" (5.12 x 3.44)

A range of wall, base units with breakfast bar and work surfacing over, sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and slimline dishwasher. UPVC double glazed window to the side and rear aspect and UPVC double glazed French doors out to the rear garden.

Utility Room

5'5" x 7'7" (1.66 x 2.33)

Wall and base units with work surfacing over, space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer.

Downstairs WC

Low flush WC and wash hand basin, with tiled splashback, laminate flooring and UPVC double glazed frosted window to the front aspect.

First Floor Landing

A carpeted landing space, with access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One

11'1" x 12'0" (3.39 x 3.66)

A carpeted double bedroom, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two

8'2" x 10'8" (2.50 x 3.26)

A carpeted double bedroom, with radiator, built in storage cupboard and UPVC double glazed window to the rear aspect.

Bedroom Three

8'4" x 5'4" (2.56 x 1.65)

A carpeted single bedroom, with radiator and two UPVC double glazed windows to the rear aspect.

Bathroom

5'6" x 6'10" (1.70 x 2.09)

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, 'P' shaped bath with electric power shower which has aqua panels surrounding, vinyl flooring, heated towel rail and UPVC double glazed window to the front aspect.

Outside

To the front of the property is a low maintenance pebbled garden with driveway to the side. The enclosed rear garden is then also primarily paved with a lawned space and fenced boundaries.

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

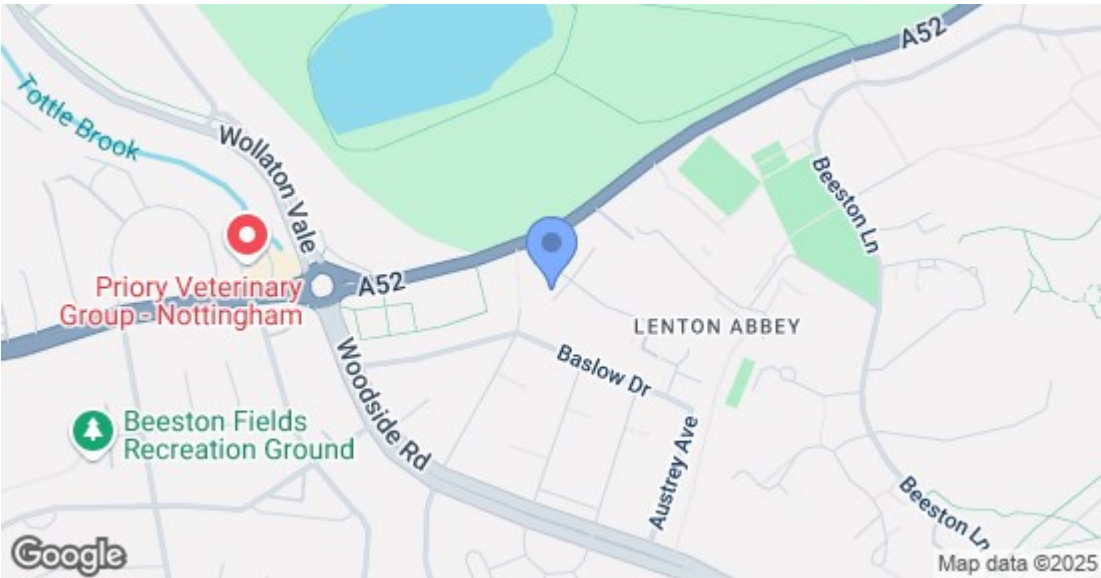
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(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		
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