Robert Ellis

look no further...

Allington Avenue,
Nottingham
NG7 1JX

£160,000 Freehold

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A conveniently placed two bedroom mid terrace house within walking distance of Nottingham city centre.

This property would make an ideal purchase for any first time buyer looking to get onto the property ladder or investor looking to add to their investment portfolio.

Situated within a popular location, conveniently placed for access to a range of local amenities including shops, public houses, bars, restaurants, the QMC, Nottingham University and Castle Marina. The property also provides easy access to bus routes and tram links in and around the city or Nottingham train station for journeys further afield, there is also the advantage of Skylink bus stop to East Midlands Airport within walking distance.

In brief, the internal accommodation comprises: Entrance space, living room, kitchen, two bedrooms and a bathroom.

The property benefits from a lawned front garden with a pathway leading to the entrance door. To the rear is a private lawned garden with fenced boundaries and a garage.

An early internal viewing comes highly recommended.

Entrance Hallway
A double glazed door leads through to the entrance space.

Kitchen
8'9" x 8'5" (2.690 x 2.583)
With wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding electric oven, fridge freezer and washing machine.
UPVC double glazed window to the front aspect and access to under stairs storage cupboard.

Living Room
11'11" x 12'4" (3.650 x 3.782)
Carpeted room with electric heater and UPVC double glazed sliding door to the rear garden.

First Floor Landing
With access to the loft hatch.

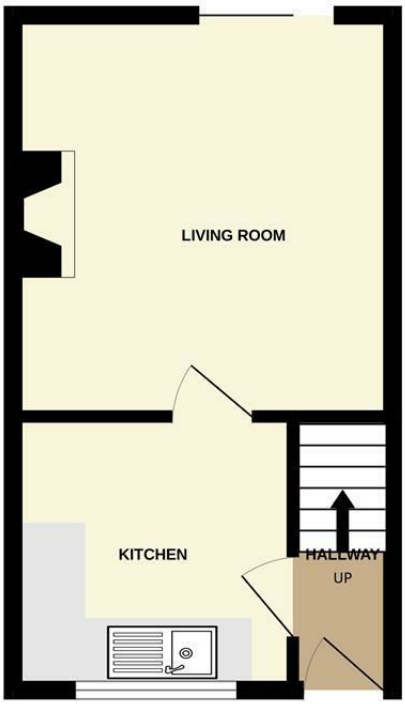
Bedroom One
9'0" x 12'0" (2.760 x 3.672)
Carpeted room with access to storage cupboard housing the water tank and UPVC double glazed window to the front aspect.

Bedroom Two
5'9" x 9'1" (1.753 x 2.771)
Carpeted room with UPVC double glazed window to the rear aspect.

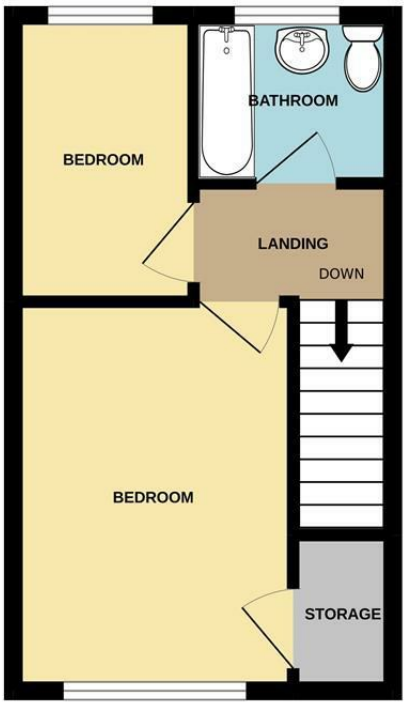
Bathroom
Incorporating a three piece suite comprising bath with electric shower above, sink and WC.

Outside
The property benefits from a lawned front garden with a pathway leading to the entrance door. To the rear is a private lawned garden with fenced boundaries and a garage.

GROUND FLOOR



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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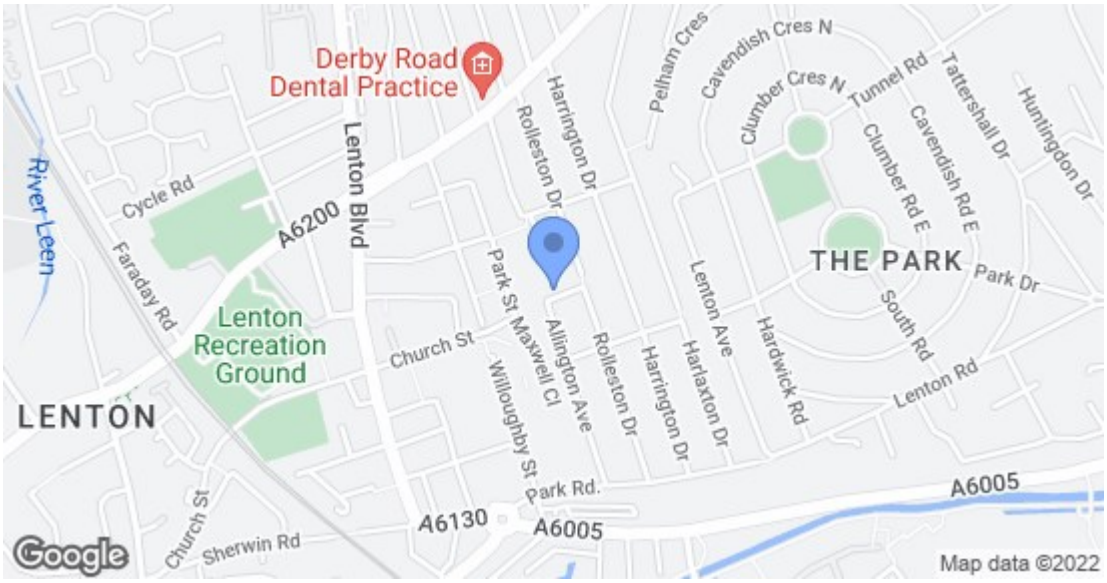

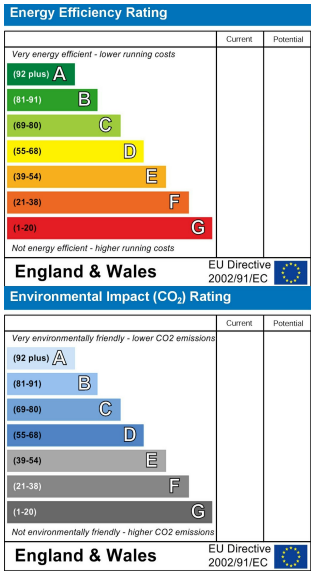

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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