



Olton Avenue,  
Lenton Abbey, Nottingham  
NG9 2SP

**£200,000 Freehold**



A two bedroom end terrace house.

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

In brief the internal accommodation comprises of an entrance hall, lounge and kitchen to the ground floor and to the first floor you will find two good size double bedrooms and a bathroom.

To the front of the property you will find a driveway with car standing for two vehicles and side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature shrubs and a useful storage shed.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a newly replaced roof, and chain free vacant possession, this property is well worthy of an internal viewing.



## Entrance Hall

Front door, electric meter cupboard, stairs to the first floor and door to:

## Lounge

13'4" x 11'7" approx (4.07m x 3.55m approx)

Carpeted reception room, UPVC double glazed window to the front, a radiator and door to:

## Kitchen

13'3" x 6'6" approx (4.06m x 1.99m approx)

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, tiled splashback, integrated electric oven with gas hob with aluminium splashback and extractor fan over, space for a fridge freezer, plumbing for a washing machine, radiator, tiled flooring, two UPVC double glazed windows to the rear, useful understairs storage space and a door to the garden.

## First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to:

## Bedroom One

13'5" x 9'10" approx (4.1m x 3.02m approx)

Carpeted double bedroom, UPVC double glazed window to the front, radiator and a built-in storage cupboard.

## Bedroom Two

9'11" x 8'5" approx (3.03m x 2.59m approx)

Carpeted double bedroom, UPVC double glazed window to the rear, radiator and built-in storage cupboard.

## Bathroom

Incorporating a three piece suite comprising panelled bath with electric shower over, wash hand basin inset to vanity unit, low flush w.c., laminate flooring, tiled splashbacks, heated towel rail and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a driveway with car standing for two vehicles and side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature shrubs and a useful storage shed.

## Council Tax

Nottingham Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps, Superfast 64mbps,

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three,EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

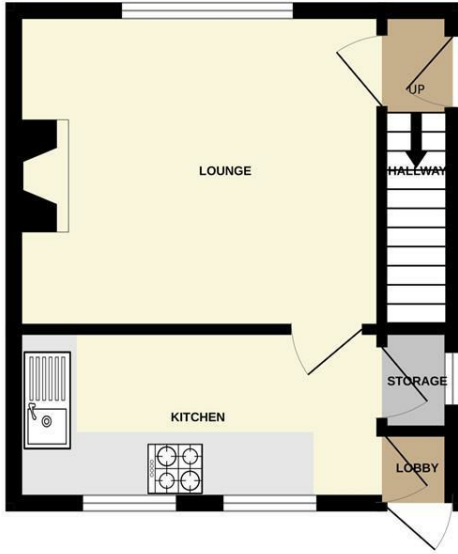
## Disclaimer

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.

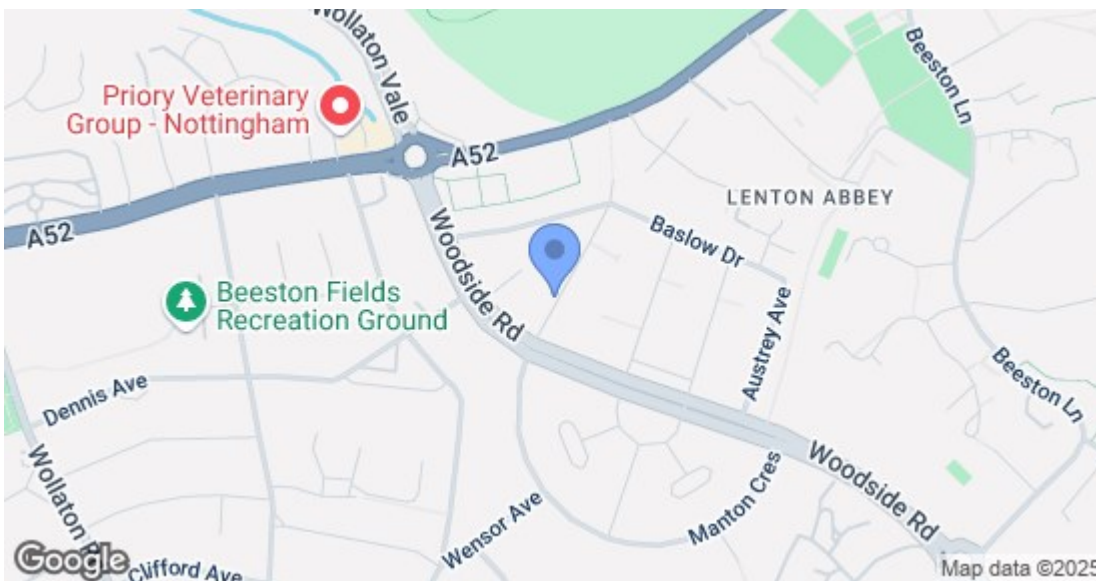
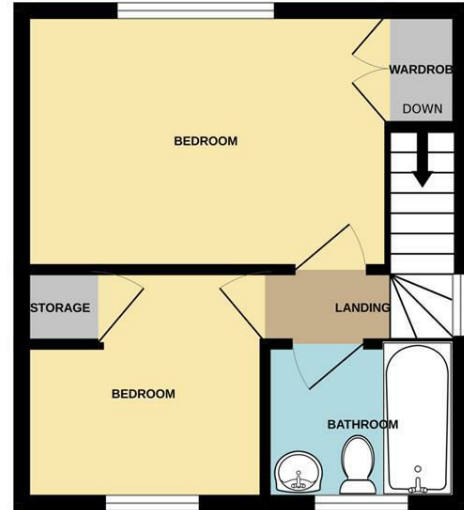




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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