



Allington Avenue,  
Lenton, Nottingham  
NG7 1JY

**£275,000 Freehold**



A well presented three-bedroom, semi-detached property.

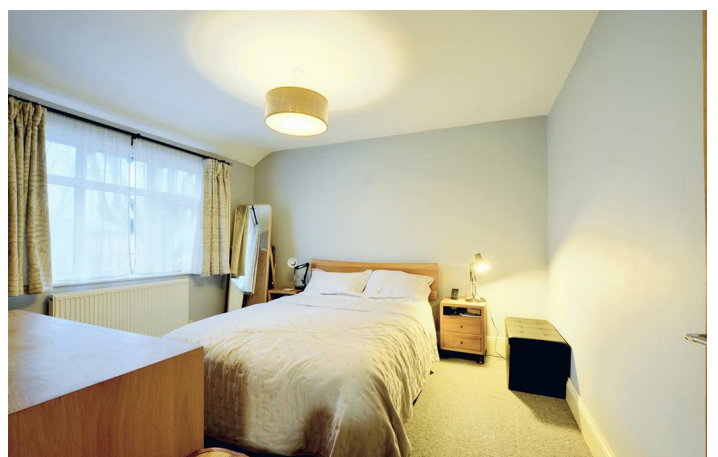
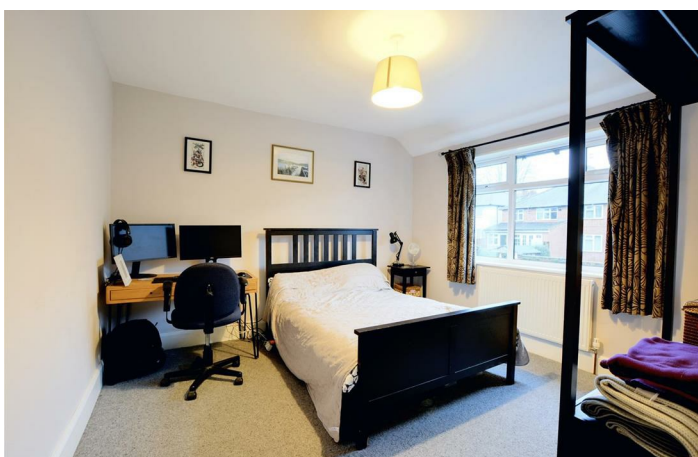
This modern property would make an ideal purchase for a large variety of buyers including first time buyers, young families or investors looking to add to a buy to let portfolio.

Situated within a popular location, conveniently placed for easy access to a range of local amenities including shops, public houses, bars, restaurants, the QMC and The University of Nottingham. 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.

In brief, the internal accommodation comprises; spacious entrance hall, living room, extended open plan kitchen diner and downstairs utility/ shower room. Then rising to the first floor are three bedrooms and family bathroom.

The property also benefits from a small garden to the front with footpath leading to the rear garden. This is primarily lawned, with a paved seating area and hedged boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance doors to front, engineered oak wood flooring, radiator and door leading to the cellar.

### Lounge

11'11" x 10'11" (3.65m x 3.33m )

UPVC double glazed bay window to the front aspect, carpet flooring and radiator. This room can also be used as a fourth bedroom.

### Kitchen Diner

17'7" (reducing to 10'11") x 19'9" (5.36m (reducing to 3.33m) x 6.03m)

Fitted with a range of modern wall, base and drawer units, one and half bowl sink and drainer unit, integrated appliances to include fridge, dishwasher, and microwave. freestanding range master 5 ring cooker (negotiable) and extractor fan above, radiator, UPVC double glazed window and UPVC double glazed French doors to the rear garden.

### Utility Room/Shower Room

Fitted with a three piece suite comprising; shower with electric power shower over, wash hand basin inset to vanity unit, low level WC, tiling to walls, space and plumbing for washing machine, tumble dryer and freezer, wall mounted heated towel rail and obscure UPVC double glazed window to the side.

### First Floor Landing

Stairs rising from the ground floor, UPVC double glazed window to the side and access to the loft which is currently boarded for significant storage and has the potential for a loft conversion, subject to planning permission.

### Bedroom One

11'11" x 10'11" (3.65m x 3.35m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

10'11" x 11'1" (3.33 x 3.40)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'11" x 8'6" (2.13 x 2.60)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Fitted with a four piece suite comprising; stand alone bath with handheld shower, walk in shower with mains control power shower and handheld shower, pedestal wash hand basin, low level WC, complementary tiling to walls and flooring, wall mounted heated towel rail and obscure UPVC double glazed window to rear aspect.

### Outside

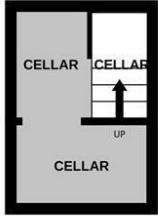
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### Council Tax Band

Nottingham City Council Band C



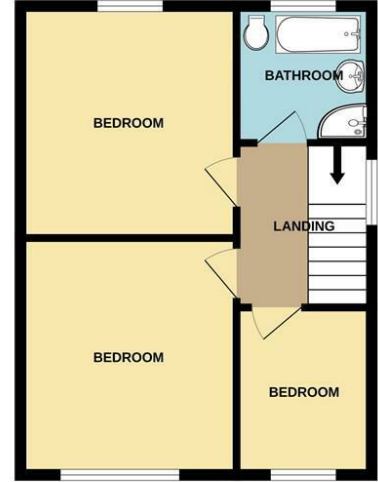
BASEMENT



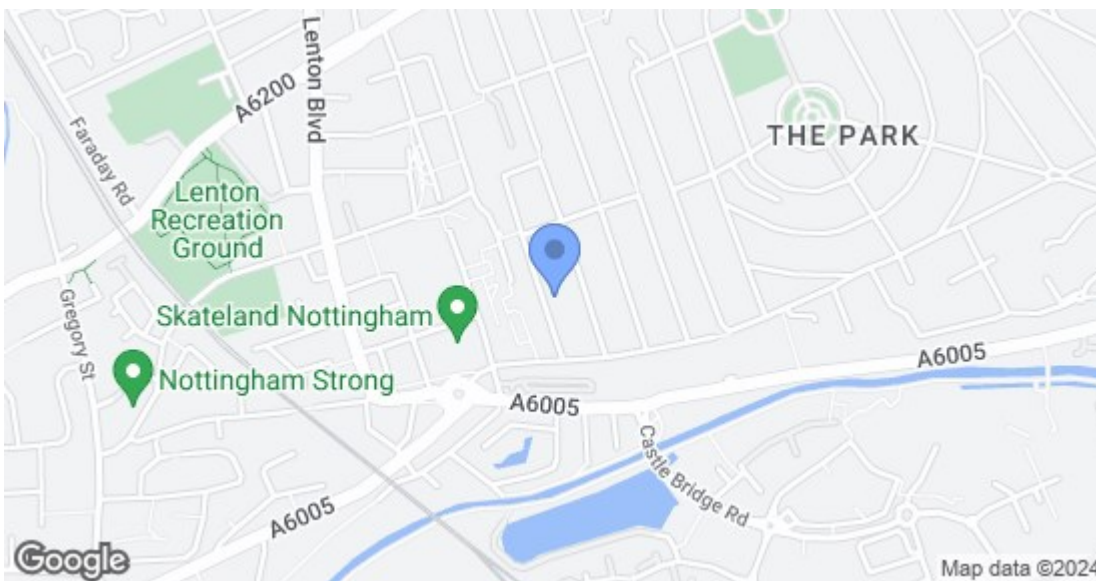
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.