



Olton Avenue,
Lenton Abbey, Nottingham
NG9 2SP

£180,000 Freehold



This end-terrace house on Olton Avenue presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two comfortable bedrooms, this residence offers ample space for a small family or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the notable features of this property is the parking space available, a valuable asset in this desirable neighbourhood. Additionally, the absence of a chain means a smoother transition for prospective buyers, allowing for a quicker move-in date.

This home is ideally situated, providing easy access to local amenities and transport links, making it a practical choice for those who wish to explore the vibrant city of Nottingham. Whether you are looking to settle down or invest in a promising property, this end-terrace house on Olton Avenue is certainly worth considering.



Entrance Hall

UPVC double glazed entrance door, stairs to the first floor and door to the lounge.

Lounge

13'9" x 10'11" (4.21m x 3.35m)

Laminate flooring, UPVC double glazed window to the front, electric fire with Adam-style mantle, radiator and doors to the kitchen diner.

Kitchen Diner

16'9" x 8'5" (5.13m x 2.58m)

Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, UPVC double glazed window to the rear a double glazed window to the rear, radiator, understairs storage cupboard and UPVC double glazed door to the rear garden.

First Floor Landing

UPVC double glazed window to the side, loft-hatch and doors to the bathroom and two-bedrooms.

Bedroom One

13'8" x 9'8" (4.17m x 2.95m)

Laminate flooring, large built-in storage cupboard, UPVC double glazed window to the front and radiator.

Bedroom Two

10'0" x 8'6" (3.05m x 2.59m)

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

Bathroom

Incorporating a three-piece suite comprising panelled bath with electric shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, radiator, double glazed window to the rear and extractor fan.

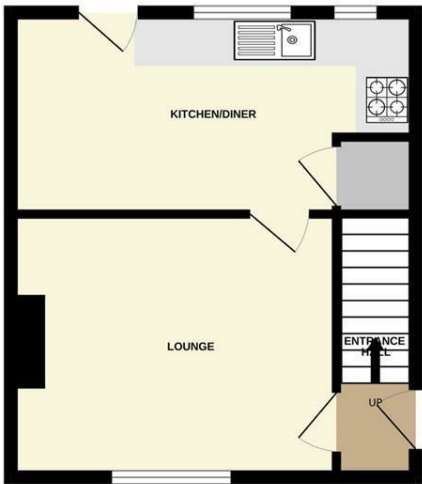
Outside

To the front of the property you will find a driveway providing off-road parking, stocked borders and side access leading to low-maintenance court-yard style patio garden with a storage shed and fence boundaries.

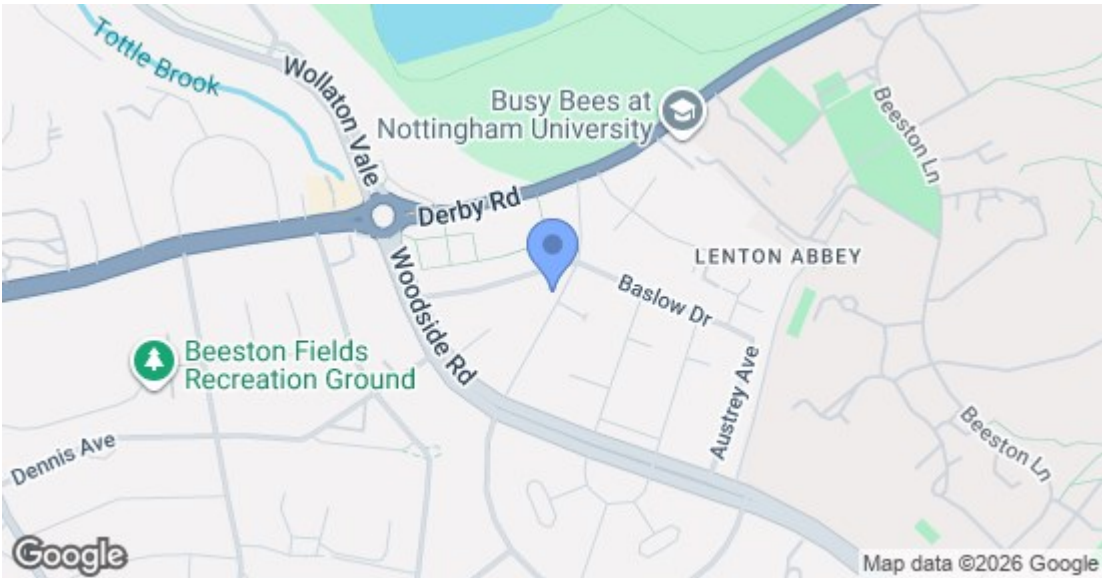
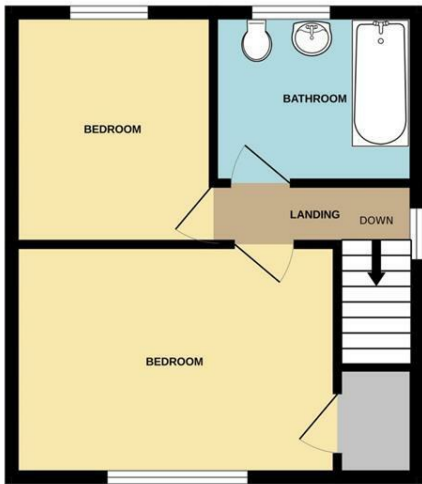




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
England & Wales 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.