Robert Ellis

look no further...

Dennis Avenue
Nottingham
NG9 2RE

£190,000 Freehold

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An attractive traditionally styled two bedroom end terrace house.

This well proportioned property with a kitchen diner to the rear and two good sized double bedrooms is considered an excellent opportunity for first time buyers, investors or those looking to downsize.

In brief the internal accommodation comprises; entrance hall, lounge and kitchen diner to the ground floor, rising to first floor are two double bedrooms and a bathroom.

Outside the property occupies a good sized plot with a drive to front with a hedge boundary and to the rear the property has a generous primarily lawned garden with patio.

Well placed for easy access to Beeston Town Centre and conveniently situated for the A52, The Queens Medical Centre and The University of Nottingham.

Entrance Hall
UPVC double glazed entrance door, stairs leading to the first floor and radiator.

Lounge
13'1" x 12'0" (4.01m x 3.67m)
UPVC double glazed window to the front and radiator.

Kitchen Diner
16'5" x 9'5" (5.01m x 2.88m)
Fitted with a range of wall, base and drawer units, work surfacing, stainless steel sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine and dishwasher, radiator, useful under stairs cupboard, UPVC double glazed window and door to the exterior.

First Floor Landing
UPVC double glazed window to the side.

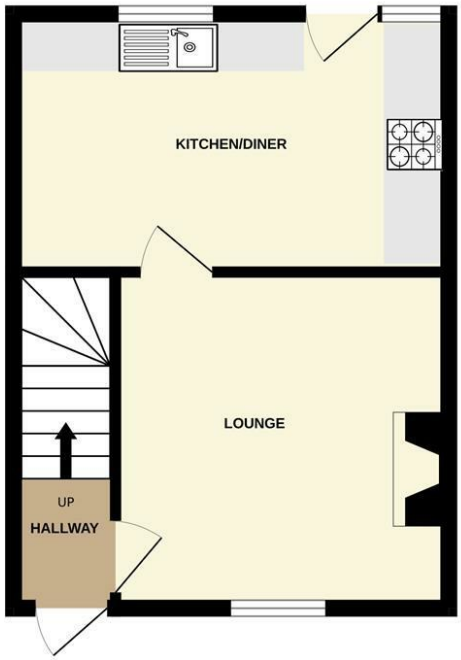
Bedroom One
13'2" x 10'5" (4.02m x 3.18m)
UPVC double glazed window to the front, radiator and walk in cupboard.

Bedroom Two
11'1" x 9'7" (3.39m x 2.93m)
UPVC double glazed window to the rear, radiator and cupboard housing the Ideal boiler.

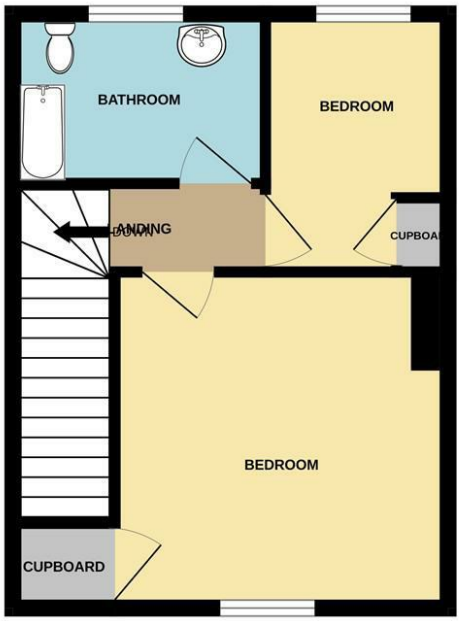
Bathroom
8'0" x 6'5" (2.46m x 1.96m)
Fittings in white comprising; panelled bath with shower off the taps, pedestal wash hand basin, low level WC, part tiled walls, radiator and obscure UPVC double glazed window to the rear.

Outside
To the front the property has a drive providing ample car standing with gated access leading to the rear garden and hedge boundary with established shrubs. To the rear the property has a generous garden, an outside tap, gravelled patio area, lawn, various well stocked beds and borders, mature shrubs and a timber shed.

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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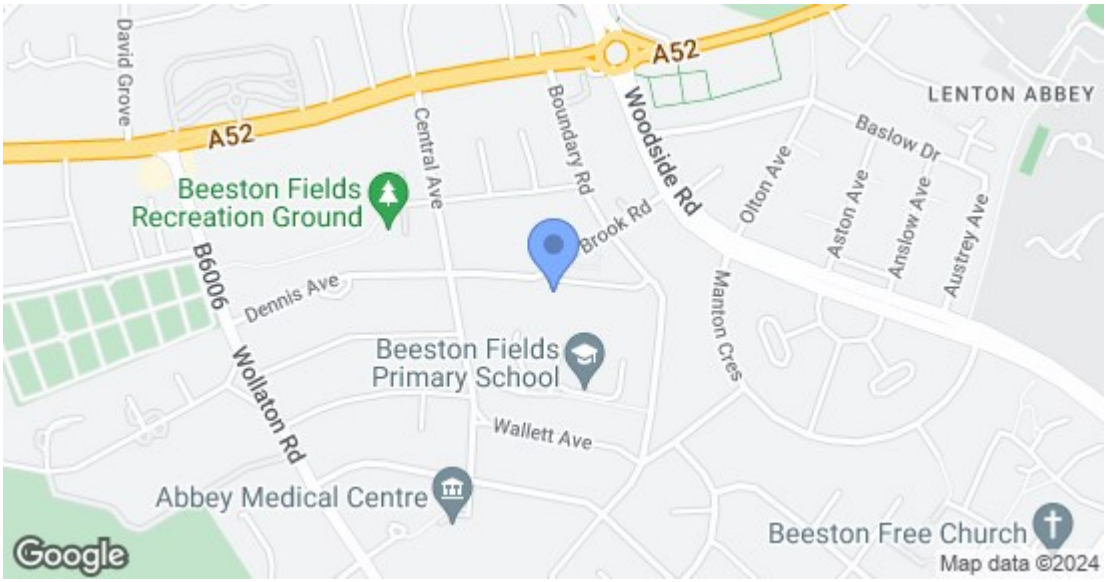

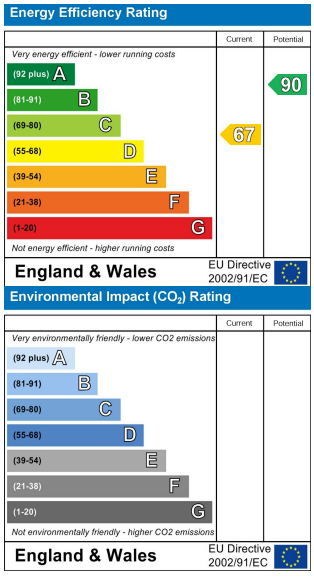

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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