



Audley Drive,
Lenton Abbey, Nottingham
NG9 2SF

£175,000 Freehold



A traditionally styled and constructed two bedroom mid-terraced house.

Considered an ideal opportunity for a first time buyer or investor though likely to appeal to a variety of potential purchasers, this conveniently situated property is offered to the market with chain free possession.

In brief, the internal accommodation comprises: Hallway, sitting room and breakfast kitchen to the ground floor. Rising to the first floor are two bedrooms and a bathroom.

Outside the property has a driveway to the front and to the rear has an enclosed garden with a patio and lawn.

Well placed for easy access to the centres of Nottingham and Beeston and conveniently situated for the NET tram, Nottingham University and the QMC.



Entrance Hallway

A UPVC double glazed entrance door leads to hallway with stairs off to first floor landing.

Sitting Room

13'6" x 11'8" (4.13 x 3.56)

With UPVC double glazed window, radiator and a decorative Adam style fire surround.

Kitchen

16'4" x 6'5" (5.00 x 1.98)

With fitted wall and base units, worksurfaces with tiled splashback, breakfast bar, one and a half bowl sink with mixer tap, inset electric hob with electric oven below, plumbing for a washing machine, further appliance space, UPVC double glazed window, door to the exterior and under stairs recess.

First Floor Landing

Bedroom One

13'3" x 9'11" (4.05 x 3.04)

With radiator, UPVC double glazed window and useful walk in cupboard with Worcester boiler.

Bedroom Two

10'0" x 8'5" (3.06 x 2.59)

With UPVC double glazed window and radiator.

Bathroom

Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with Mira shower over, part splashback and part tiled wall, UPVC double glazed window and radiator.

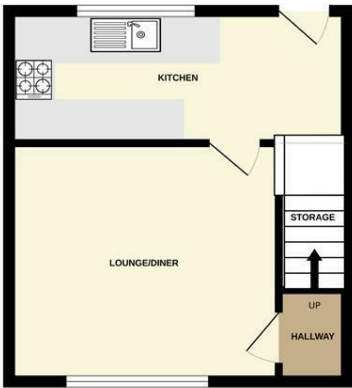
Outside

To the front the property has a driveway providing car standing. To the rear the property has an enclosed garden with an outside tap, patio, lawn and pedestrian access to the rear.

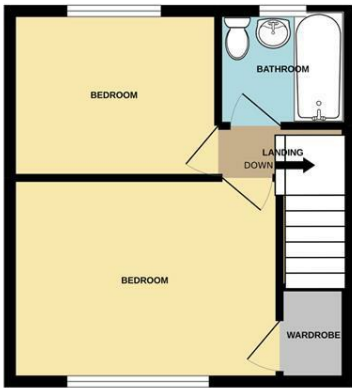




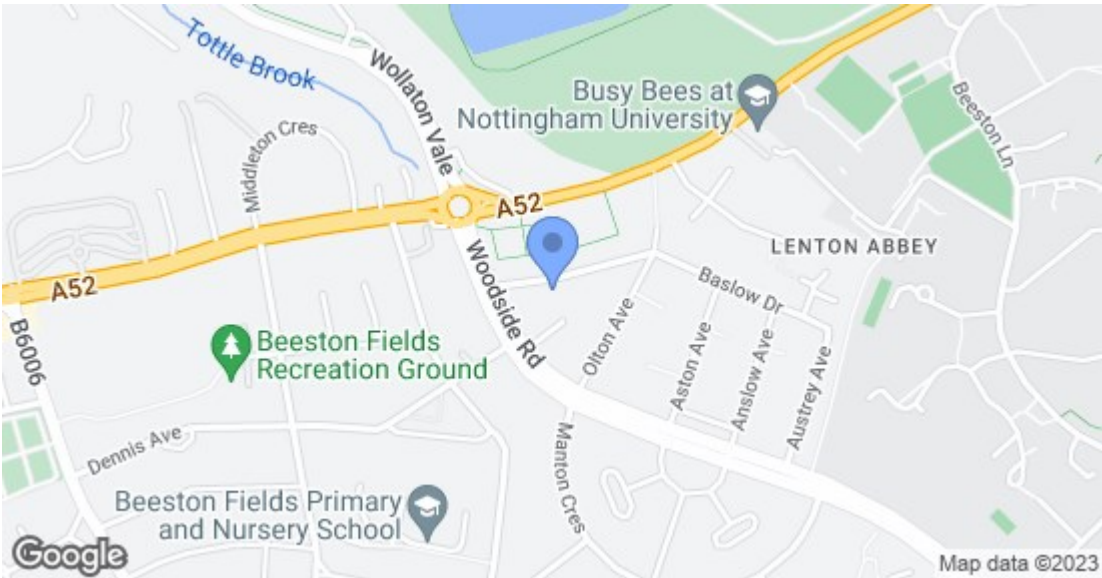
GROUND FLOOR



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 errors, 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		

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