



Audley Drive,
Lenton Abbey, Nottingham
NG9 2SF

£175,000



A traditional 1930s two bedroom end of terrace house.

Offering a well maintained and presented interior, this property would be ideal for a first time buyer, investor or those looking to downsize. Conveniently situated for access to the centres of Beeston and Nottingham, the QMC and Nottingham University.

In brief, the internal accommodation comprises: Entrance hall, sitting room, kitchen/diner and rear hall to the ground floor. Rising to the first floor are two good sized bedrooms and a bathroom.

Outside the property has primarily lawned gardens to both front and rear with stocked borders and a shared driveway with detached garage beyond.

Available to the market with the benefit of chain free possession, this excellent property is well worthy of viewing.



Entrance Hallway

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

Sitting Room

13'5" x 11'8" (4.10 x 3.57)

With UPVC double glazed window and radiator.

Kitchen

13'4" x 6'5" (4.08 x 1.97)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, a Logik gas cooker, radiator, tiled flooring, two UPVC double glazed windows and useful walk in understairs cupboard with UPVC double glazed window and tiled flooring.

Rear Hallway

With UPVC double glazed door to the exterior and tiled flooring.

First Floor Landing

With UPVC double glazed window and loft hatch.

Bedroom One

13'5" x 10'1" (4.10 x 3.09)

With UPVC double glazed window, radiator and walk in wardrobe with hanging rails and boiler.

Bedroom Two

9'11" x 8'5" (3.04 x 2.58)

With UPVC double glazed window, radiator and useful storage cupboard.

Bathroom

Incorporating a three piece suite in white comprising WC, pedestal wash hand basin, bath with shower off the taps, fully tiled walls, extractor fan, radiator and UPVC double glazed window.

Outside

To the front the property has a shared driveway providing access to the garage at the rear and a primarily lawned garden to the front with establish shrub borders. Gated access leads to the enclosed and secure rear garden with a yard area and a primarily lawned garden with shrubs.

Garage

16'2" x 7'8" (4.93 x 2.36)

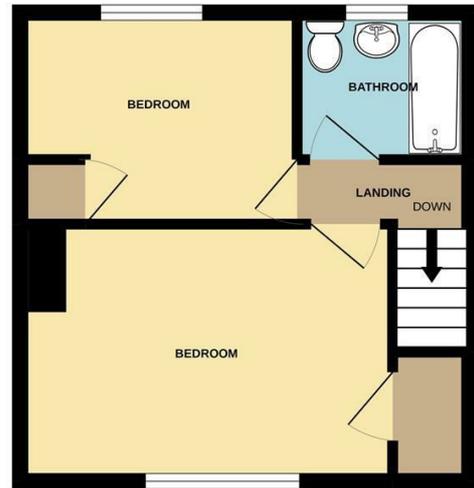
With up and over door to the front and pedestrian door to the side.



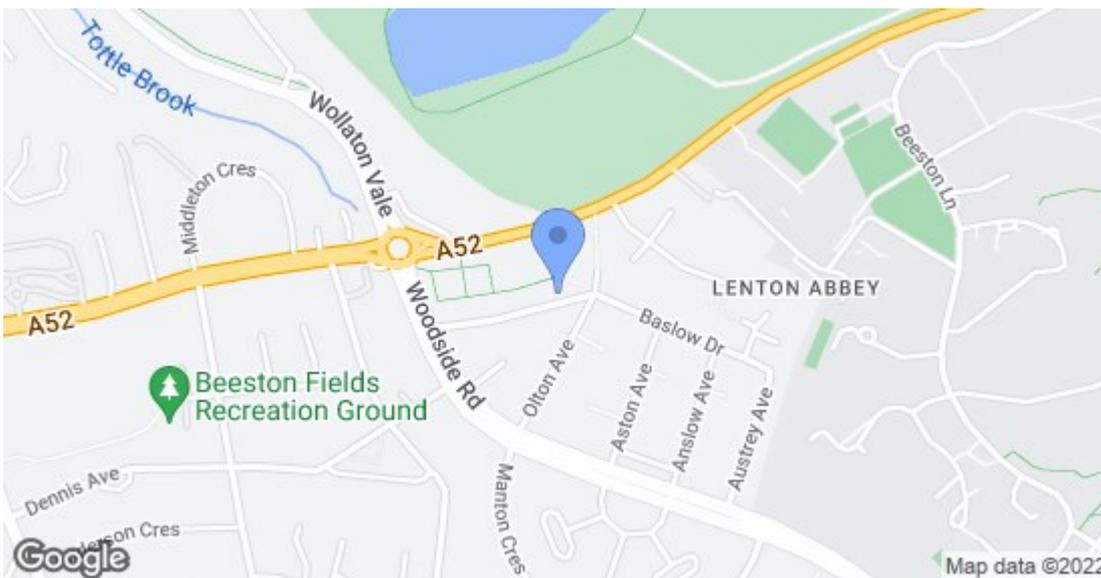
GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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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