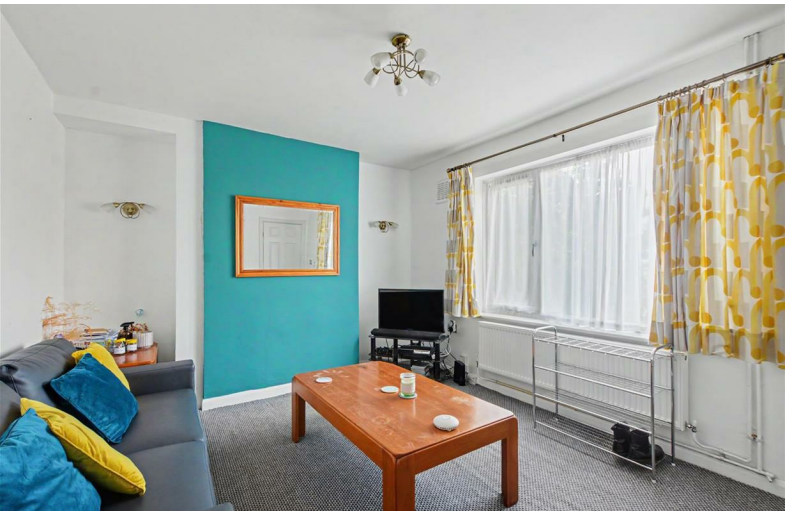
Robert Ellis

look no further...







Aston Avenue,
Lenton Abbey, Nottingham
NG9 2SS

£170,000 Freehold

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A traditionally styled and constructed two bedroom mid-terrace house with the benefit of external insulation.

Being set back from the road, the property is situated within a quiet collection of properties in a convenient and popular location, ideal for the QMC and Nottingham University.

In brief, the internal accommodation comprises entrance hall with lounge and modern kitchen diner to the ground floor, and to the first floor there are two double bedrooms and a modern, white three piece bathroom suite.

Outside, there is a hedged and lawned front garden with a path to the front, with side gated access leading to a rear, primarily lawned garden with a patio area and fenced and hedged boundaries.

The property is considered an ideal opportunity for a first time buyer, professional couple or investor, where an internal viewing comes highly recommended to be fully appreciated.





UPVC double glazed door to

Entrance hall
Meter cupboard, radiator and stairs rising to the first floor and door to

Lounge
13'9" x 11'1" (4.2 x 3.4)
Radiator, UPVC double glazed window to the front and door to

Kitchen diner
16'10" x 8'6" reducing to 6'7" (5.14 x 2.6 reducing to 2.03)
With a fitted range of wall, base and drawer units, wooden work surfacing with tiled splashbacks, gas hob with electric oven and extractor fan over, single sink and drainer, plumbing for a washing machine, under stairs storage area, integrated fridge freezer, tiled flooring, radiator and three UPVC double glazed windows with UPVC double glazed door to rear garden.

First floor landing
Doors to bedrooms and bathroom.

Bedroom 1
13'9" x 9'10" (4.2 x 3.0)
Radiator, UPVC double glazed window to the front and walk-in wardrobe over the stairs.

Bedroom 2
10'1" x 8'6" (3.09 x 2.6)
Fitted storage cupboard, radiator and UPVC double glazed window to the rear.

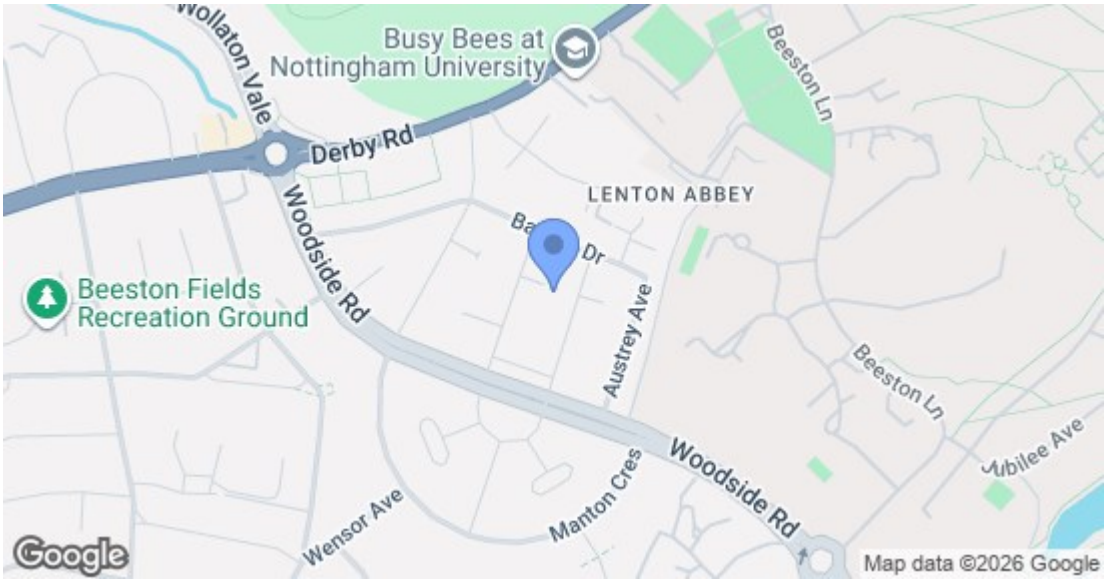
Bathroom
Incorporating a modern, three piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C, part tiled walls, radiator, extractor fan and UPVC double glazed window to the rear.

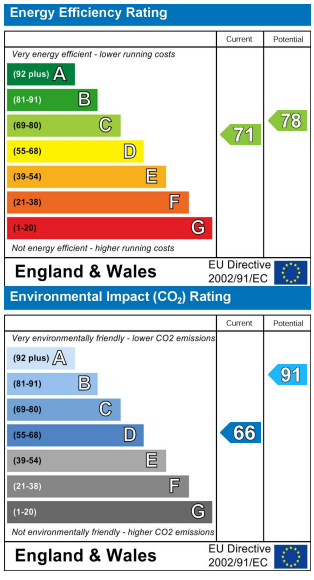
Outside
There is a hedged and lawned front garden with a path to the front. To the rear there is primarily lawned garden with a patio area and fenced and hedged boundaries.











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.