



**Anslow Avenue, Beeston, Nottingham, NG9 2SW**  
£170,000 Freehold

  
**MARTIN&CO**

# Anslow Avenue, Beeston

2 Bedrooms, 1 Bathroom

£170,000

- Two Bedroom Mid Terrace
- No Onward Chain
- Ideal First Time Buy or Buy To Let
- Off Road Parking
- Popular Location
- Close To Transport Links
- Council Tax Band A

Situated in this popular location close to Beeston Town Centre, University of Nottingham and excellent transport links this two bedroom mid-terrace property is being offered to the market with no onward chain and early viewing is recommended. Making an ideal first time purchase or buy to let investment the accommodation comprises of a hallway, living room and dining/kitchen to the ground floor. To the first floor there are two well proportioned double bedrooms and a fitted bathroom. Externally, the property offers a rear garden and a paved front garden provides off road parking.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external door with fitted carpet, stairs rising to the first floor and ceiling light.

**LIVING ROOM** 13' 8" x 11' 9" (4.17m x 3.58m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**DINING/KITCHEN** 16' 9" x 6' 7" (5.11m x 2.01m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a breakfast bar seating area, stainless steel sink and drainer and splashback tiling, cooker point, washing machine and dishwasher plumbing, ceramic tiled flooring, wall mounted radiator, under stairs storage area, two uPVC double glazed windows to the rear elevation, ceiling light and external door to the rear garden.

**LANDING** With a fitted carpet, loft hatch, sky light and ceiling light.

**MASTER BEDROOM** 13' 6" x 9' 10" (4.11m x 3m) With a fitted carpet, uPVC double glazed window to the front

elevation, wall mounted radiator, large storage cupboard and ceiling light.

**BEDROOM TWO** 9' 9" x 8' 9" (2.97m x 2.67m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation, storage cupboard and ceiling light.

**BATHROOM** Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall mounted radiator, full wall tiling, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

**EXTERNAL** The property has a low maintenance rear garden which is mainly gravelled with planting beds, a hedge and fence boundary and rear gate access. To the front a paved garden provides a driveway for off road parking with a hedge and fence boundary.







## Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG  
T: 0115 9225555 • E: beeston@martinco.com

# 0115 9225555

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.