





OIRO £280,000

Ethel Avenue
Mapperley
Nottingham
NG3 6HD

EPC Rating 'D'

Newly refurbished attractive detached bungalow offered for sale. The property is tucked away yet in close proximity to an array of local amenities including schools, shops and public transport links as well as recreational and leisure facilities. The property can be accessed both at the front and at the side, via the driveway, where there is also a carport and workshop. To the rear is a beautifully landscaped, tiered, garden with a decked patio area. The re-fitted kitchen/diner with bi fold doors, re-fitted modern bathroom, living room and two bedrooms can all be accessed off the spacious entrance hall and the garden room off the living room completes the accommodation. The refurbishment also included a full re-wire. Viewings are highly recommended to appreciate the quality of the property on offer and location.



DOOR TO

ENTRANCE HALL

Karndean flooring, radiator, doors to master bedroom, bedroom two, living room and family bathroom.

MASTER BEDROOM

11' 8" x 10' 8" (3.57m x 3.27m)

uPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM TWO

11' 10" x 9' 4" (3.63m x 2.87m)

uPVC double glazed window to the front, radiator and coving to the ceiling.

LIVING ROOM

15' 6" x 11' 5" (4.73m x 3.49m)

uPVC double glazed window to the side, fitted bookcase, radiator and door to-

CONSERVATORY

12' 0" x 8' 3" (3.67m x 2.53m)

uPVC double glazed windows, uPVC double glazed door, laminate flooring and radiator .

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, sink in vanity unit with mixer tap, bath with mains fed shower over, fully tiled walls and flooring, spotlights and loft hatch to the ceiling, radiator and uPVC double glazed window to the rear.

KITCHEN/DINER

19' 6" to widest point x 11' 9" to widest point (5.95m x 3.59m)

With a range of fitted wall and base units, composite sink with mixer tap, laminate flooring, tiled splash backs and flooring, induction hob, electric oven, extractor fan, integrated dishwasher, integrated fridge freezer, space for washing machine, uPVC double glazed windows to the side.

Dining Area - Karndean flooring, radiator, spotlights to the ceiling and aluminum bifold doors,

WORKSHOP AREA

11' 10" x 9' 5" (3.63m x 2.89m)

Window to the side, power and lighting.

REAR STORE

9' 6" x 3' 4" (2.92m x 1.02m)

Window to the side and power.

OUTSIDE

Lawn garden to the front with a range of plants and shrubs and driveway at the side with car port leading to a workshop. To the rear is a landscaped tiered garden with artificial lawn, composite decking and a range of plants and shrubs. There is also an outside tap and access to a garden store.

HEATING

Recently installed air source heat pump. The vendors have informed us they receive roughly £1200 per year from the Renewable Heat Incentive scheme. This will be paid to the new owner over next six years as scheme. We have also been advised the air source heat pump reduces the price of there heating bills as well as lowering the properties carbon footprint.



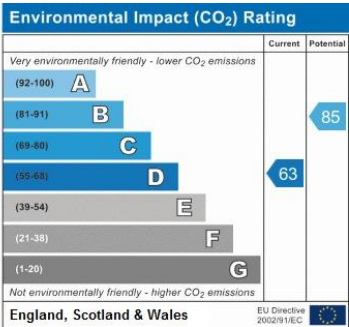
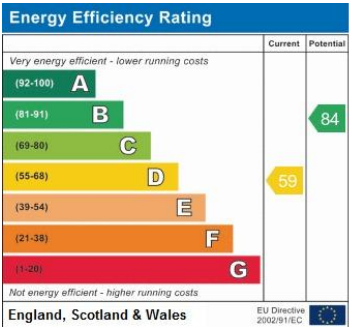
Tenure: Freehold

Council Tax Band C

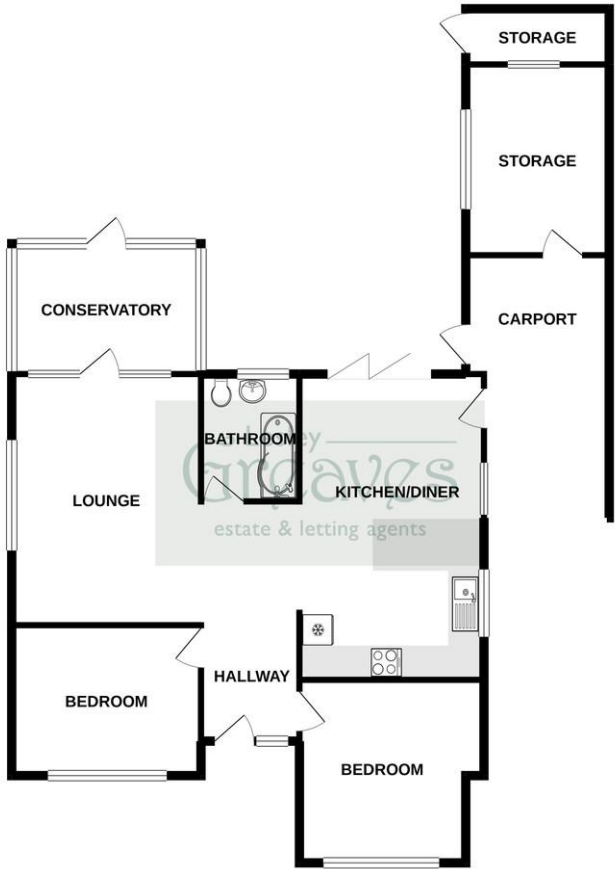
Local Authority: Gedling Borough Council

Property Directions:

From leaving our office in Gedling, turn left onto Main Road and right onto Westdale Lane. Take a left hand turn onto Kenrick Road and an eventual right hand turn onto Hallam Road. Take the first left hand turn onto Lees Road and the first left again onto Ethel Avenue.



GROUND FLOOR
1186 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.1 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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