



Ena Avenue  
Nottingham



# Ena Avenue Nottingham NG2 4NB

for sale offers over  
**£180,000**



## Property Description

Ideal for a first time buyer or investor, located with easy access to Nottingham City Centre is this spacious and beautifully presented Two Bedroom Terrace Home. In brief the property offers Lounge, newly fitted Kitchen, modern Family Bathroom and Two Double bedrooms.

The property benefits from both front lawn and low maintenance rear garden.

## Ground Floor

### Lounge

11' 3" x 10' 11" ( 3.43m x 3.33m )

Accessed via a double glazed composite door to the front, with a double glazed window to the front, real wooden flooring, feature fireplace with gas fire, radiator and door to the kitchen diner.

### Kitchen Diner

12' 6" x 10' 11" ( 3.81m x 3.33m )

A modern fitted kitchen with a range of matching wall and base units, complementary work surfaces over with tiling to the splashbacks, an inset ceramic sink and drainer unit with mixer tap over and a free standing gas cooker with extractor hood. With tiled flooring, radiator, door leading to the stairs, door to the cellar, door leading to the utility area and a double glazed window to the rear.

## Utility Area

With space and plumbing for a washing machine, door to the bathroom as well as a door leading to the garden.

## Bathroom

Fitted with a roll top free standing bath with mixer tap and shower head attachment, pedestal wash hand basin and W/C. With double glazed obscure windows to the side and rear, chrome heated towel rail and tile flooring.

## First Floor

### Landing

Fitted with a new carpet and having access to the two bedrooms.

### Bedroom One

12' x 10' 10" ( 3.66m x 3.30m )

With a double glazed window to the rear, cupboard housing the boiler, wardrobe space and radiator.

### Bedroom Two

11' 3" x 11' ( 3.43m x 3.35m )

With a double glazed window to the front, built in wardrobe and radiator.

## Outside

## Front

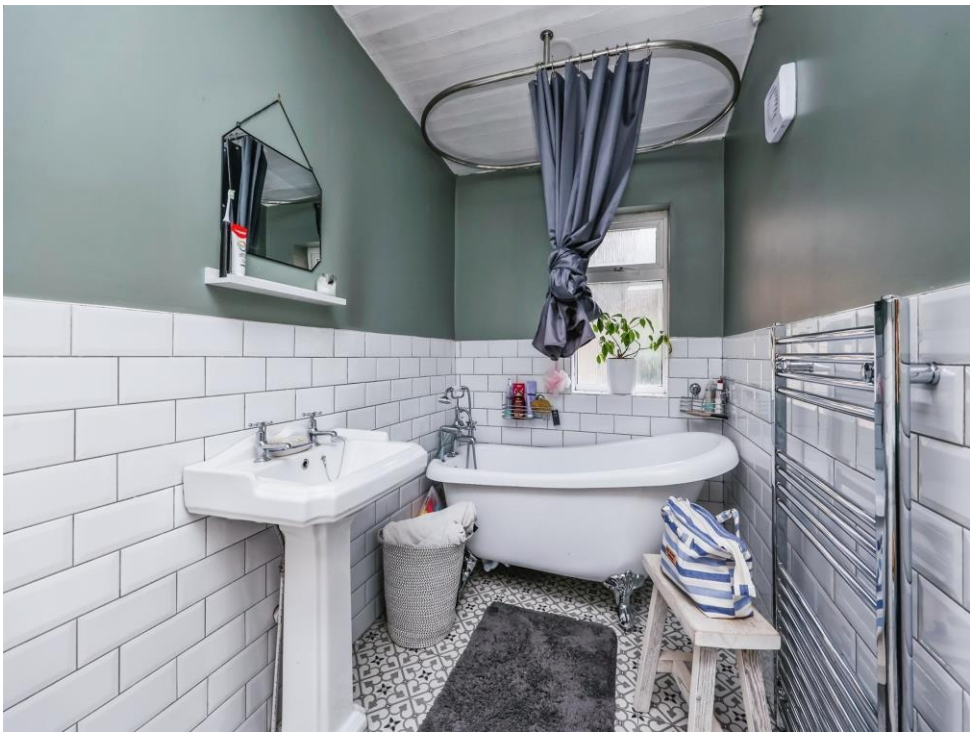
A low maintenance fore garden offering mature planting and trees as well as a path leading to the front door.

## Rear

To the rear you will find a delightful garden offering a patio seating area with a stone path leading to a further seating area at the top of the garden. There is also an outside tap and side access for bins.



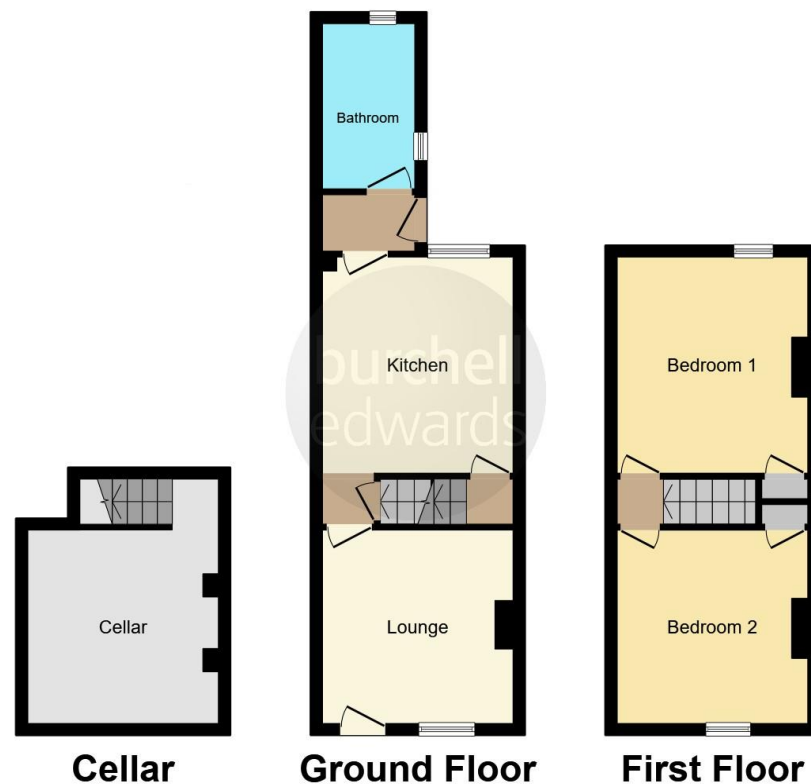












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

**EPC Rating: D**

**Tenure: Freehold**

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK104178 - 0002