



HOPKINS & DAINTY

ESTATE AGENTS



Central Avenue, Nottingham, NG9 8DZ

£215,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this attractive three bedroom, semi detached home. Standing on a generous garden plot.

The accommodation comprises: entrance hallway, bay fronted lounge and a lovely open plan rear kitchen/diner. On the first floor the landing provides access to two double bedrooms, a single third bedroom and the bathroom which has a three piece suite.

The property has front driveway parking, a long rear garden, gas central heating and double glazing. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Hallway



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor, double glazed side window and an under stairs storage cupboard with a double glazed side window. Doors leading off.

Lounge 11'2" x 10'11" +bay (3.42 x 3.35 +bay)



Bay fronted lounge with laminate flooring, a radiator and double glazed front window.

Kitchen/Diner 17'0" x 11'3">8'0" (5.19 x 3.43>2.44)



Open plan kitchen/dining room with French doors opening onto the garden. Fitted range of base and wall units with works tops and an inset sink and drainer. There is a built in electric oven, gas hob and hood; along with plumbing for a washing machine. Laminate flooring, ceiling spotlights, a radiator and double glazed side window.

First Floor Landing



With a double glazed side window, decorative balustrade, access to the loft space and doors leading off.

Bedroom 1 11'3" x 10'11" max. (3.44 x 3.34 max.)



Rear double bedroom with a fitted wardrobe (housing the wall mounted gas boiler), radiator and double glazed window.

Bedroom 2 11'2" x 10'0" (3.42 x 3.06)



Front bedroom with a radiator and double glazed window.

Bedroom 3 8'2" x 6'7" max. (2.49 x 2.02 max.)



Single third bedroom with a fitted wardrobe, radiator and double glazed front window.

Bathroom 5'6" x 4'11" (1.70 x 1.52)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and double glazed side window.

Front/Driveway

To the front of the property there is driveway parking and access to the entrance door with an open porch. Gated side entry to the rear garden.

Rear Garden

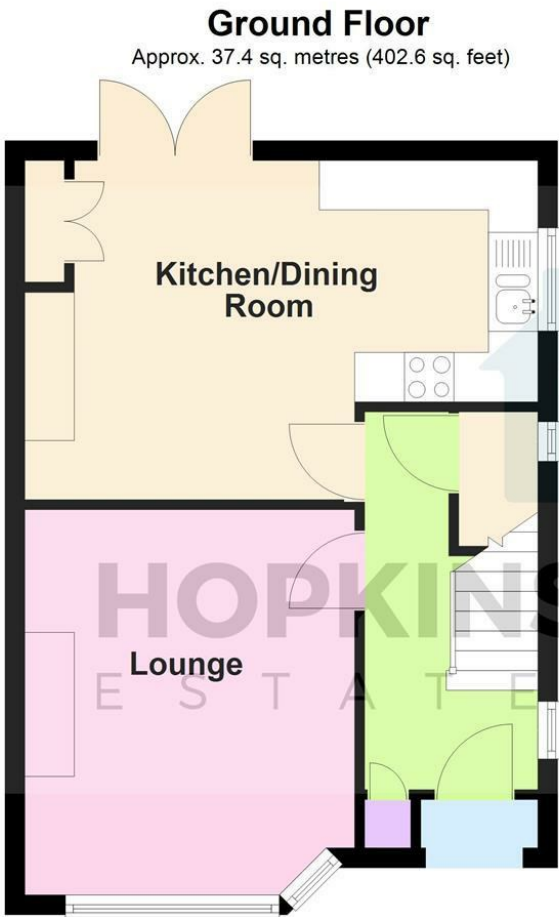


Delightful rear lawn and patio garden with fencing to the boundary.

Important Information

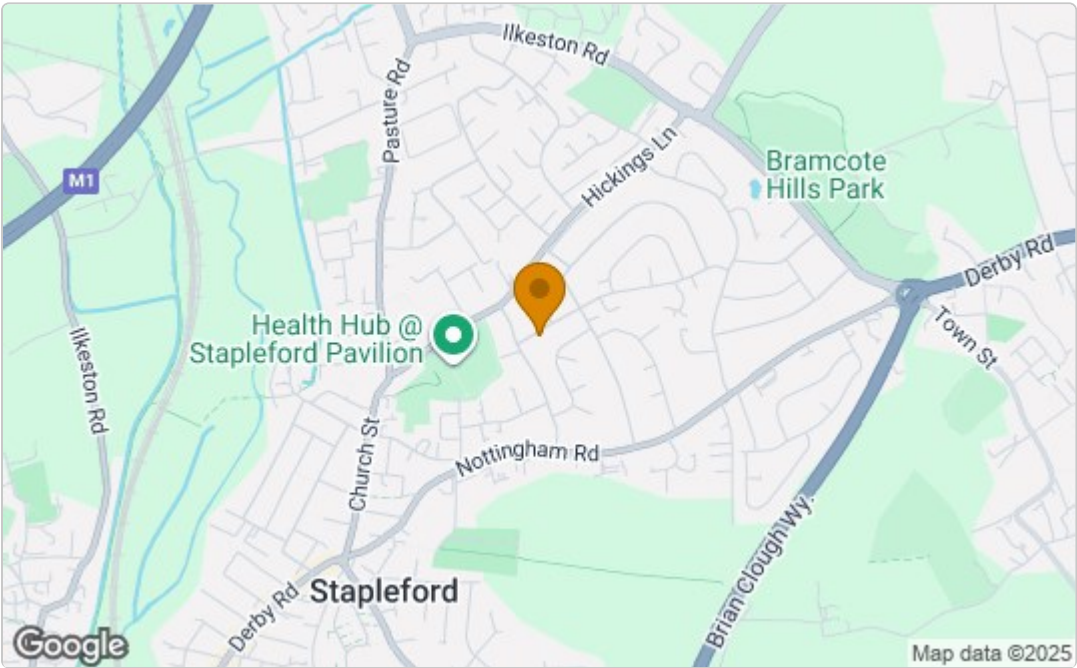
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Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

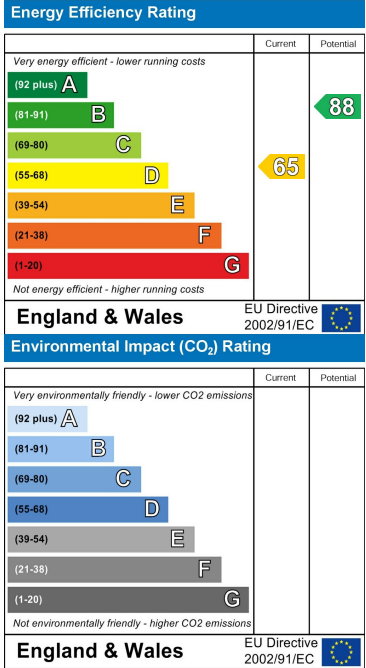


Total area: approx. 73.5 sq. metres (790.9 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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