

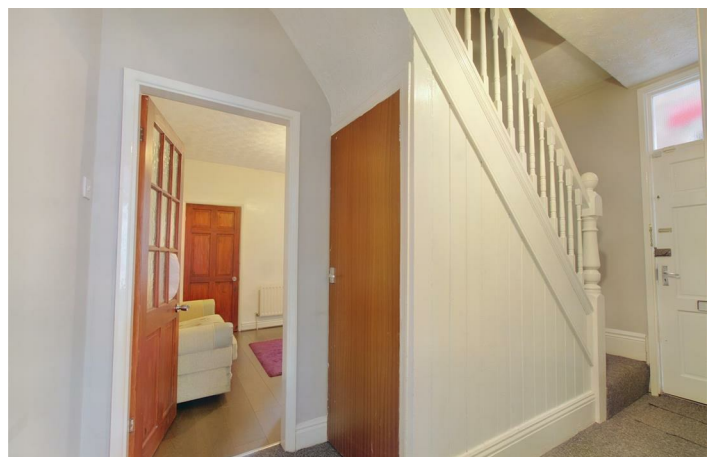


Laurie Avenue,
, Nottingham
NG7 6PH

£175,000 Freehold



A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 before it is too late!



Entrance Hallway

With a wooden door to the side, stairs to the first floor landing with original newel posts, wall mounted radiator, ceiling light point, panelled door to cellar and internal doors to:

Dining Room

13'1" x 12'3" approx (3.99m x 3.73m approx)
UPVC double glazed sectional bay window to the front, ceiling light point, wall mounted radiator and wall mounted electrical consumer unit.

Living Room

12'4" x 11' approx (3.76m x 3.35m approx)
UPVC double glazed windows to the side and rear, wall mounted radiator, laminate flooring, ceiling light point, internal door to:

Fitted Kitchen

12'1" x 7'11" approx (3.68m x 2.41m approx)
With a range of matching wall and base units incorporating a laminate work surface over, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, laminate flooring, tiled splashbacks, wall mounted Baxi combination boiler, wall mounted radiator, ceiling light point, stainless steel sink with mixer tap, UPVC double glazed window to the side and UPVC double glazed door to the rear garden.

First Floor Landing

Ceiling light point, loft access hatch and panelled doors to:

Bedroom 1

14'1" x 12'2" approx (4.29m x 3.71m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom 2

11'7" x 8' approx (3.53m x 2.44m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bedroom 3

9'3" x 5'6" approx (2.82m x 1.68m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bathroom

5'1" x 5'6" approx (1.55m x 1.68m approx)
UPVC double glazed window to the side, panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, tiling to the walls, ceiling light point and extractor fan.

Outside

To the front of the property there is a low maintenance garden with a wall to the boundary.

There is an enclosed low maintenance yard to the rear with fencing and walls to the boundaries.

Council Tax

Nottingham City Council Band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

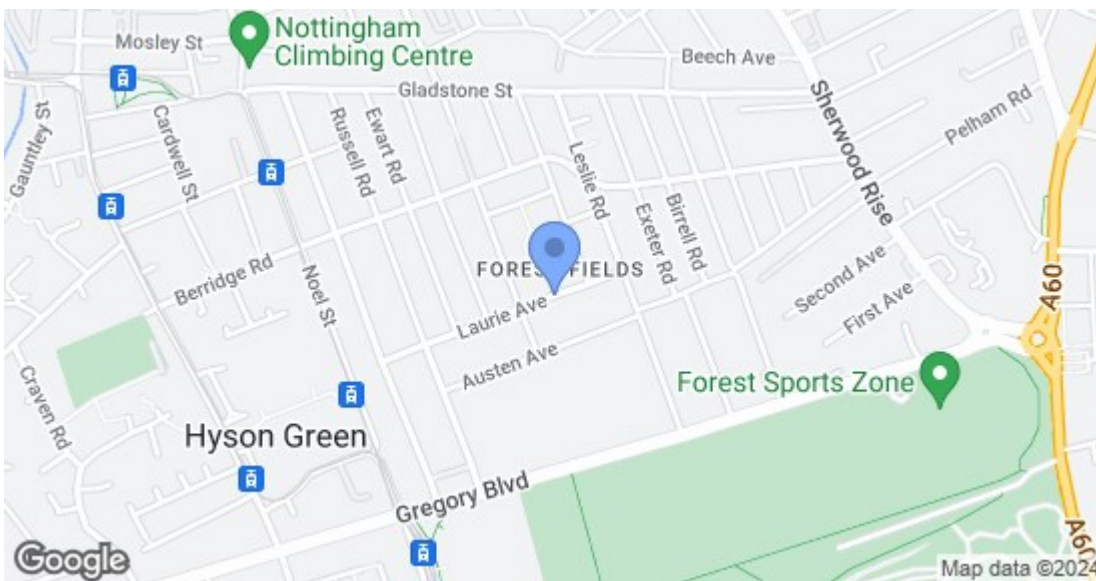
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating	
Current	Potential
60	86

Environmental Impact (CO ₂) Rating	
Current	Potential

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.