



Newark Avenue, Sneinton, Nottinghamshire NG2 4JJ

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**£895 PCM**

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## LOCATION, LOCATION, LOCATION...

This two bedroom mid terraced house benefits from being located within walking distance from Nottingham City Centre and excellent transport links. It is close to various local amenities such as shops, eateries and transport links into the City Centre.

To the ground floor of the property is a living room, a fitted kitchen/diner and a three piece bathroom suite and to the first floor of the property is two well proportioned double bedrooms.

To the front of the property is on street parking and to the rear of the property is a private enclosed low maintenance courtyard style garden with gated access.

**AVAILABLE NOW!**





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room With Feature Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Garden
- On-Street Parking Available
- Popular Location
- Un-Furnished
- 360 Virtual Tour





GROUND FLOOR

Living room

12'9" into bay x 10'6" (3.89m into bay x 3.21m)  
The living room has wood effect laminate flooring, a feature fireplace with a decorative surround and a hearth, a TV point, a wall mounted radiator, a UPVC double glazed bay window to the front elevation and a single door which provides access into the accommodation

Hall

2'9" x 2'7" (0.86m x 0.80m)  
The hall has wood effect laminate flooring and carpeted stairs with a smoke alarm

Kitchen

11'9" x 10'10" (3.59m x 3.32m)  
The kitchen has tiled flooring, partially tiled walls, a range of fitted base and wall units with rolled edge work surfaces, a freestanding oven, a washing machine, a tumble dryer, integrated fridge/freezer, a stainless steel sink with mixer taps and a drainer, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Back Porch

5'7" x 3'1" (1.72m x 0.94m)  
The back porch has tiled flooring and a single door providing access to the rear

Bathroom

6'7" x 5'8" (2.03m x 1.75m)  
The bathroom has vinyl flooring, fully tiled walls, a low level flush W/C, a pedestal wash basin with mixer taps, a panelled bath with taps a wall mounted electric shower and a shower screen, a wall mounted radiator and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

2'7" x 2'0" (0.79m x 0.63m)  
The landing has carpeted flooring, smoke alarm and provides access to the first floor accommodation

Master Bedroom

11'9" x 10'10" (3.59m x 3.32m)  
The main bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the rear elevation

Bedroom Two

10'10" x 10'7" (3.32m x 3.23m)  
The second bedroom has carpeted flooring, a wall mounted radiator, an in built storage cupboard and a double glazed window to the front elevation

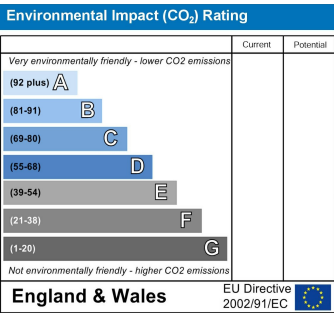
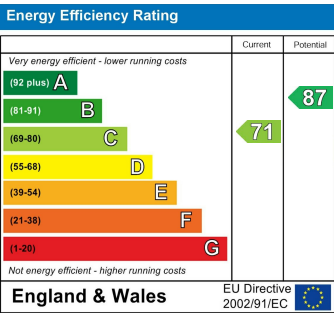
OUTSIDE

Front

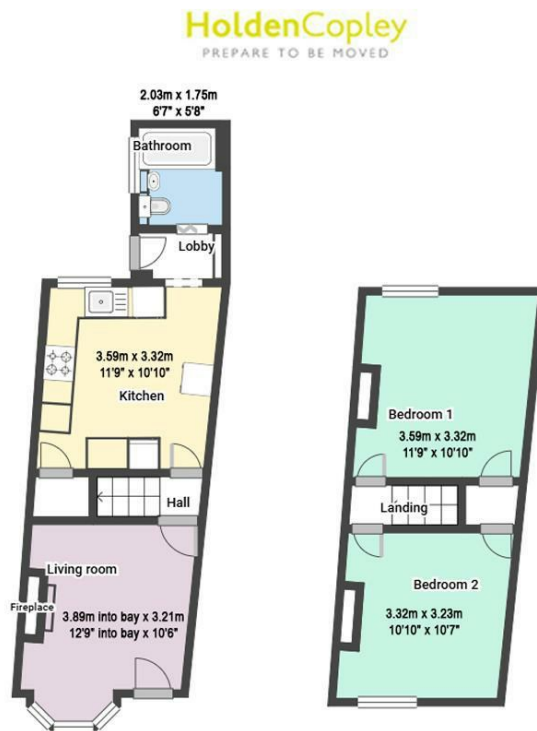
To the front of the property is availability for on-street parking

Rear

To the rear is a courtyard style garden with fence panelling and gated access



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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