



Greenwich Avenue, NOTTINGHAM NG6 0LE

welcome to
Greenwich Avenue,
NOTTINGHAM

- Semi Detached House
- Three Bedrooms
- Open Plan Lounge Diner
- Modern Fitted Shower Room
- Council Tax Band B

Tenure: Freehold EPC Rating: C

offers in the region of
£240,000

Entrance Porch

With uPVC front door and window and door leading to entrance hallway.

Entrance Hall

With door to the front aspect, wood effect laminate flooring, staircase ahead, a wall mounted radiator and doors leading to lounge diner and kitchen.

Lounge Diner

22' 7" x 11' 5" (6.88m x 3.48m)
Open plan living space, with uPVC window to the front aspect, carpet flooring throughout, feature fireplace with a brick built surround and a gas fire, space for a three piece suite, dining table and chairs, two wall mounted radiators and sliding patio doors leading to the conservatory/utility room.

Conservatory/utility Room

8' 10" x 8' 3" (2.69m x 2.51m)
Currently being used as a utility room, with uPVC window to the rear aspect, tiled flooring, space for seating or appliances, a uPVC door to the side aspect leading to the garden and a door leading to the kitchen.

Kitchen

13' x 7' 11" narrowing to 6' 10" (3.96m x 2.41m narrowing to 2.08m)
With uPVC windows to the rear and side aspect, fitted base units with

worktop and tiled splashbacks, integrated oven with gas hob and extractor above, sink, drainer and mixer tap, a wall mounted combination boiler only 3 years old, pantry and space for washing machine and fridge freezer.

Landing

With uPVC window to the side aspect, carpet flooring and doors leading to all first floor accommodation.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)
With uPVC window to the rear aspect, carpet flooring, fitted wardrobes and a wall mounted radiator.

Bedroom Two

12' 4" x 11' 6" (3.76m x 3.51m)
With uPVC window to the front aspect, carpet flooring, fitted wardrobes and a wall mounted radiator.

Bedroom Three

7' 1" x 6' 4" (2.16m x 1.93m)
With uPVC window to the front aspect, carpet flooring, storage cupboard and a wall mounted radiator.

Shower Room

Modern decor throughout, with uPVC privacy window to the rear aspect, modern tiled walls and flooring, shower cubicle, WC, fitted vanity unit with integrated wash basin above and a wall mounted heated towel rail.



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Property Ref:
BUL109278 - 0007

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