



**Squires Avenue, Nottingham NG6 8GL**

welcome to

## Squires Avenue, Nottingham

- Mid Terraced House
- Three Bedrooms
- Downstairs WC
- Gas Central Heating and UPVC Double Glazing
- Conservatory

Tenure: Freehold EPC Rating: C

offers in the region of

**£185,000**

### Entrance Porch

With UPVC double glazed door and windows, carpet flooring, leading to the main entrance.

### Entrance Hall

With UPVC double glazed door, carpet flooring, access to the staircase, storage cupboard and doors the WC and lounge/diner.

### Downstairs WC

With UPVC double glazed window to the front elevation and WC.

### Lounge/Diner

19' 6" x 11' 1" ( 5.94m x 3.38m )  
With UPVC double glazed window to the front elevation, feature fireplace with fire, carpet flooring, TV and power points, a wall mounted radiator, space for a three-piece suite, door to the kitchen and UPVC double glazed sliding patio doors leading to the conservatory.

### Conservatory

9' 8" x 8' 8" ( 2.95m x 2.64m )  
With UPVC double glazed windows and door leading to the back garden, carpet flooring, space for seating or dining table and chairs.

### Kitchen

10' x 9' 2" ( 3.05m x 2.79m )  
With UPVC window and door to the rear elevation, fitted wall and base units, tiled splashbacks, integrated oven, gas hob and extractor above, sink, drainer and mixer tap, a wall mounted radiator and space for washing machine and fridge freezer.

### Landing

With access to the loft, a storage cupboard and doors to all first-floor accommodation.

### Bedroom One

11' 2" x 10' ( 3.40m x 3.05m )  
With UPVC window to the front elevation, carpet flooring, storage cupboard and a wall mounted radiator.

### Bedroom Two

With UPVC window to the rear elevation, carpet flooring, storage cupboard and a wall mounted radiator.

### Bedroom Three

13' 8" x 8' 6" ( 4.17m x 2.59m )  
With UPVC window to the front elevation, carpet flooring and a wall mounted radiator.

### Shower Room

With UPVC privacy window to the rear elevation, spacious shower room with a corner shower cubicle and fitted shower, WC, pedestal wash basin and a wall mounted radiator.

### Outside

To the front is a block paved driveway for off street parking with a gated passageway to the rear. To the rear is a very generous sized rear garden laid mainly to lawn, with fence borders a variety of plants and shrubs, a shed and paved patio area ideal for outdoor dining.



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#### Property Ref:

BUL109794 - 0006

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