



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

£180,000

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 - 0009

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