



Greenwich Avenue, Basford Nottingham NG6 0LD

welcome to Greenwich Avenue, Basford Nottingham

- Traditional Semi-Detached House
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Sought After Location

Tenure: Freehold EPC Rating: D

offers in the region of

£260,000

Entrance Hallway

Spacious entrance hallway with double glazed entrance door, double glazed side window, laminate floor, radiator and stairway access to the first-floor accommodation.

Lounge

12' 3" x 11' 5" (3.73m x 3.48m)
Open-plan lounge/dining room. With double glazed window to the front elevation, feature fireplace and surround housing an electric fire, radiator.

Dining Room

11' 4" x 11' 4" (3.45m x 3.45m)
With double glazed window to the rear elevation, radiator

Kitchen

12' 9" x 7' (3.89m x 2.13m)
Fitted with a range of modern base and wall units including a single drainer sink with mixer tap, integrated cooking hob, plumbing for automatic washing machine, ceramic tiled floor, under-stair store/pantry, wall mounted gas central heating boiler, access to-

Sunroom/Conservatory

11' 5" x 5' (3.48m x 1.52m)
With a ceramic tiled floor and full picture window overlooking and leading to the rear garden.

Landing

Access to the loft and doors to all first-floor accommodation.

Bedroom One

12' 3" x 9' 6" (3.73m x 2.90m)
A double room with double glazed window to the front elevation, radiator and a range of fitted wardrobes.

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)
A double room with double glazed window to the rear elevation, laminate floor and radiator.

Bedroom Three

6' 9" x 6' 4" (2.06m x 1.93m)
Double glazed window to the front elevation, radiator

Bathroom

Fitted with a traditional white three-piece suite including hand basin, Wc, corner bath with over bath electric shower and screen, part tiled walls, laminate floor, airing cupboard.

Outside

To the front of the property a lawned garden and block-paved forecourt providing off road parking for several cars this extends to the side of the house leading to the detached garage (17'0 x 8'6) To the rear a block paved courtyard and lawned garden, garden shed all enclosed for privacy by lap-panel fencing.



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Property Ref:

BUL109976 - 0005

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