



Anslow Avenue,
Lenton Abbey, Nottingham
NG9 2SW

£240,000 Freehold



A recently refurbished, three-bedroom, end of terrace property with the benefit of no upward chain.

Situated in Lenton Abbey, a short distance from Nottingham QMC and the University, you are within close proximity to a wide range of local amenities including shops, parks, schools, public houses and transport links.

This modern property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall and open plan kitchen and living room to the ground floor. Then rising to the first floor are two double bedrooms and bathroom and then on the recently converted top floor is the third bedroom with en-suite.

Outside the property to the front is a gravelled driveway with ample off street parking for one car standing. The enclosed rear has an artificial lawn, making it a low maintenance space to sit out.

With the advantage of a brand new boiler and heating system, a full electrical re-wire and never before used appliances this property is well worthy of an early internal viewing.



Entrance Hall

Composite door through to the carpeted entrance space.

Open Plan Kitchen and Lounge

13'7" x 19'10" (4.15 x 6.06)

Lounge Area

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

Kitchen Area

With a breakfast bar identifying the two areas, the kitchen has a range of wall and base units with sink, drainer and mixer tap, inset electric hob with extractor hood above and integrated electric oven, fridge freezer, dishwasher and washing machine. Cupboard housing the wall mounted boiler and UPVC double glazed door and window to the rear aspect.

First Floor Landing

A carpeted landing space.

Bedroom Two

10'6" x 9'6" (3.21 x 2.91)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three

8'7" x 9'10" (2.62 x 3.02)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with a mains powered shower above and glass shower screen, aqua splash bathroom panelling, radiator and UPVC double glazed window to the rear aspect.

Second Floor Landing

A carpeted landing space.

Bedroom One

9'3" x 9'9" (2.83 x 2.99)

A carpeted double bedroom, with radiator, fitted draw units and two velux windows.

En-suite

A three piece suite comprising a low flush WC, wash hand basin, walk in electric power shower, aqua splash bathroom panelling, velux window and heated towel rail.

Outside

To the front of the property is a gravelled driveway with ample off street parking. The enclosed rear garden has an artificial lawn with fenced boundaries, keeping it low maintenance.

Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted

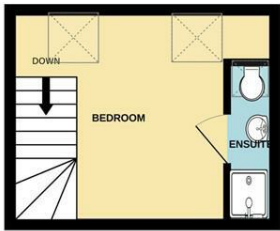
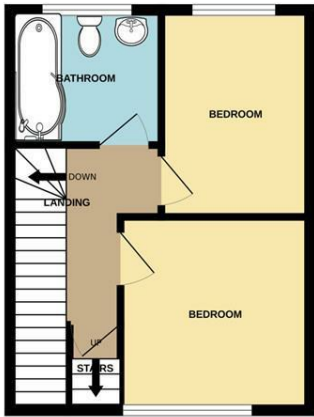
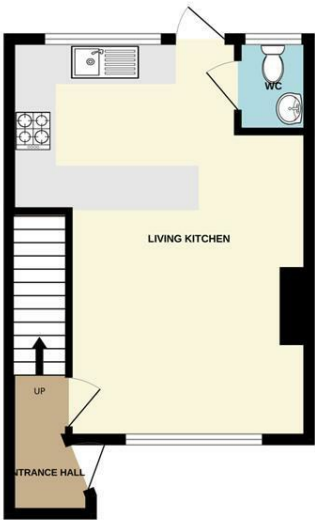
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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