

Robert Ellis

look no further...



Austrey Avenue,
Lenton Abbey, Nottingham
NG9 2SX

£170,000 Freehold

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A traditional two-bedroom mid-terrace property with the benefit of a driveway.

Conveniently placed just a short journey away from Nottingham University and the Queens Medical Centre, you are ideally positioned for access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This good 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, living room and kitchen. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a paved driveway with off-road parking. Then enclosed rear is lawned with hedged boundaries.

Having been a rental property for a number of years, this property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

A hardwood door through to an entrance space with laminate flooring and radiator.

Lounge

12'9" x 11'9" (3.91m x 3.60m)

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

Kitchen

13'5" x 6'6" (4.09m x 1.99m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with taps and drainer. Space and fittings for a freestanding appliance to include gas cooker, fridge, freezer and washing machine. Access to a useful pantry cupboard and two UPVC double glazed windows and hardwood door to the rear garden.

First Floor Landing

A carpeted landing space and access to the loft hatch.

Bedroom One

13'3" x 9'10" (4.05m x 3.01m)

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

Bedroom Two

10'0" x 8'6" (3.07m x 2.61m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, aqua splash panelling, radiator and UPVC double glazed window to the rear aspect.

Outside

To the front is a block paved driveway with ample off-street parking for one car standing. The rear garden is primarily lawned with hedged boundaries.

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: None

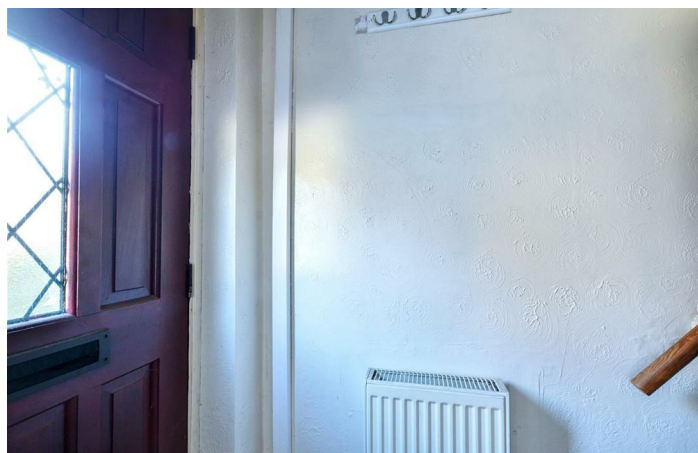
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

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.

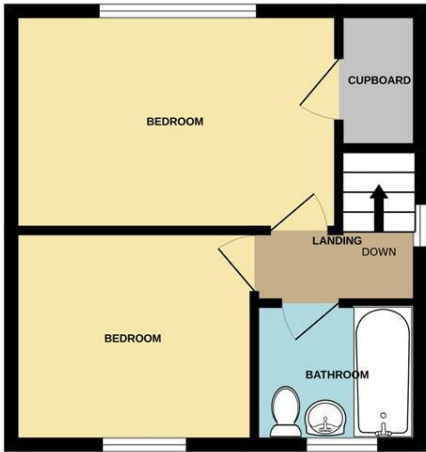




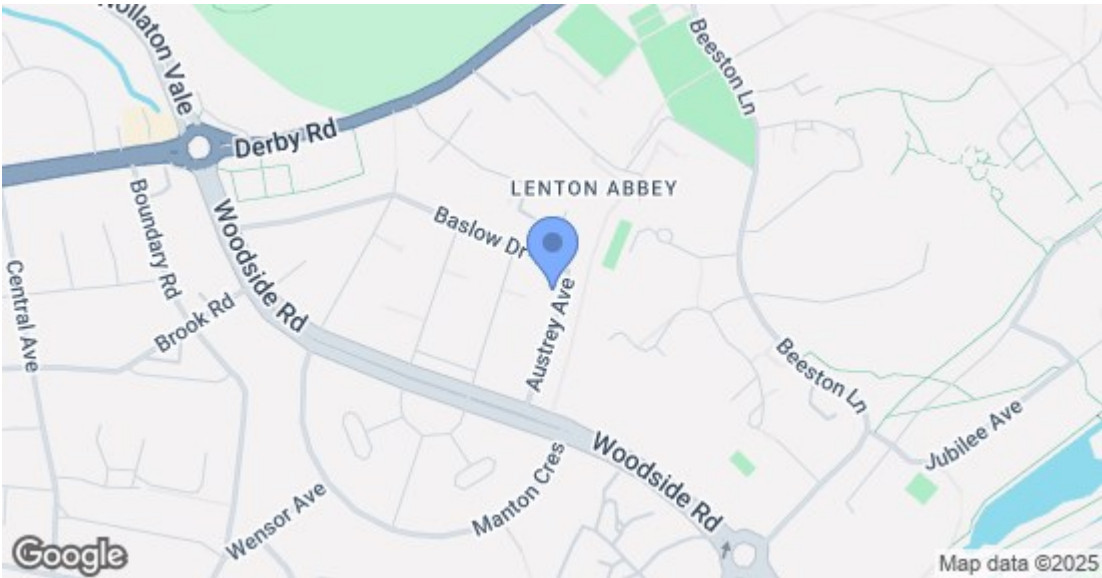
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(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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