

# Robert Ellis

*look no further...*



Meriden Avenue,  
Lenton Abbey, Nottingham  
NG9 2TR

**£200,000 Freehold**

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Located in Beeston, Nottingham, this semi-detached house on Meriden Avenue offers a perfect opportunity for the incoming purchaser to renovate and refurbished, with three well-proportioned bedrooms, this property is ideal for first time buyers, young professionals, small families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is practical and functional, making it a wonderful place to call home.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. The area also boasts good transport links, making it simple to commute to Nottingham city centre and beyond.

This semi-detached house on Meriden Avenue presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.



### Entrance Hall

Entrance door, laminate flooring, UPVC double glazed window to the side, stairs to the first floor, a large under stairs storage cupboard and doors to the WC, bathroom, kitchen and lounge.

### Lounge

13'11" x 11'5" (4.26m x 3.48m )

Laminate flooring, UPVC double glazed window to the front, radiator and gas fire.

### Kitchen

11'5" x 6'5" (3.48m x 1.97m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, electric oven with gas hob and air filter over, tiled splashbacks, space for a fridge freezer, breakfast bar, UPVC double glazed window to the rear, and a door to the rear hallway.

### Rear Hallway

With plumbing for a washing machine, wall mounted mains combination boiler, and a door to the rear.

### Bathroom

7'6" x 5'10" (2.3m x 1.8m )

Comprising panelled bath, pedestal wash-hand basin, tiled flooring and splashbacks, UPVC double glazed window to the side, radiator and extractor fan.

### WC

Fitted with a low level WC, tiled flooring and part tiled walls, UPVC double glazed window to the side.

### First Floor Landing

With a large useful storage cupboard, UPVC double glazed window to the side, loft hatch, and doors to the three bedrooms.

### Bedroom One

11'5" x 11'1" (3.48m x 3.4m )

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

### Bedroom Two

9'10" x 9'6" (3.02m x 2.9m )

A carpeted double bedroom with UPVC double glazed window to the rear, built in storage cupboard, and radiator.

### Bedroom Three

9'6" x 7'8" (2.9m x 2.34m )

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

### Outside

The property sits on a corner plot, with lawned gardens to the front and side with a range of mature trees and shrubs, a gated driveway leading to the garage, and a low-maintenance patio to the rear.

### 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

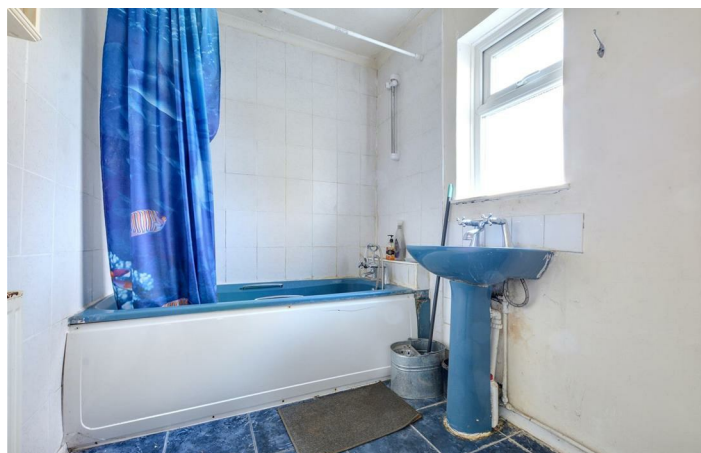
Accessibility/Adaptions: None

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.

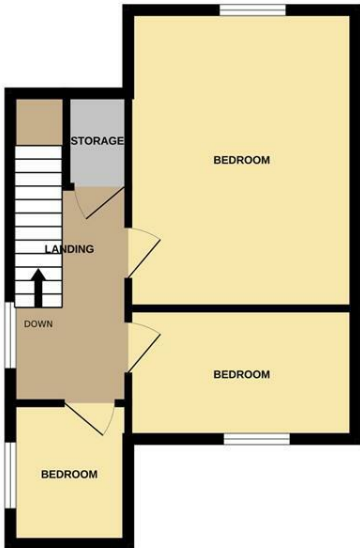
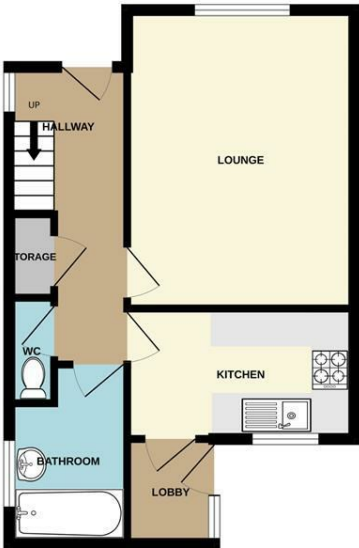




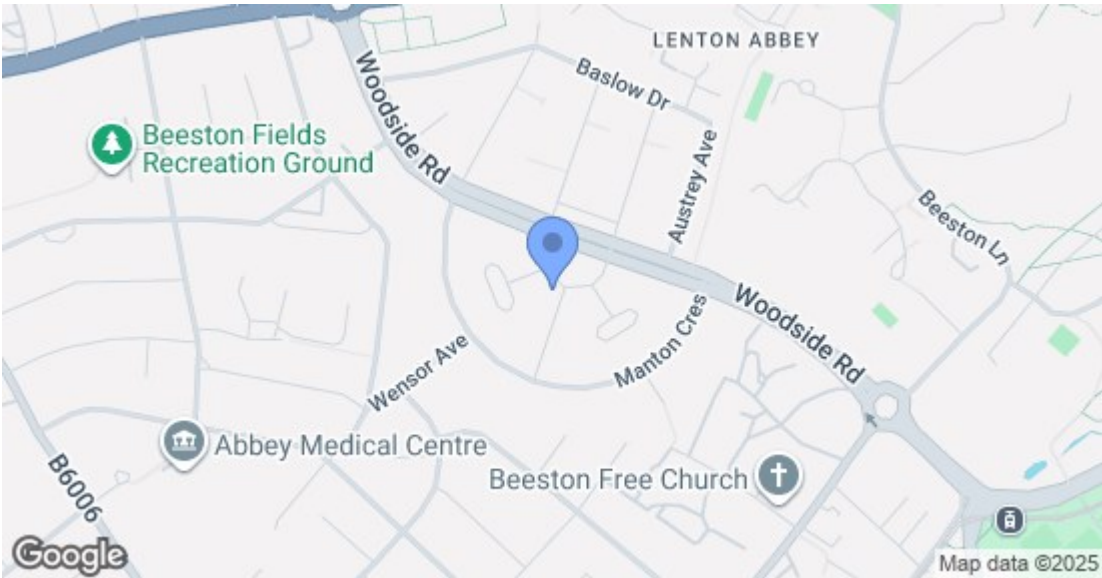


GROUND FLOOR

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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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