



62 Aylesham Avenue, Arnold, NG5 6PP

£300,000

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62 Aylesham Avenue Arnold, NG5 6PP

- Three bedrooms
- Through lounge diner
- Good sized garden
- Hall with downstairs toilet
- Garage with light and power
- NO UPWARD CHAIN

A well maintained three bedroom detached house forming part of the popular Woodthorpe View development just off Sandfield Road. The property has great potential and is for sale with NO UPWARD CHAIN!!

£300,000



Overview

Welcome to Aylesham Avenue, Woodthorpe View, a modern detached house waiting for you to make it your own! This property boasts two reception rooms, three bedrooms, and a convenient downstairs toilet. Parking is provided by a gated driveway and integral garage which has both light and power.

Built in the 1970s, this well-maintained house is a perfect canvas for those looking to add their personal touch. While it may be in need of some modernisation, the potential is huge, and also benefits from a brand new Baxi combination boiler installed in summer 2023 with the remainder of a 10 year warranty!

Entrance Porch

UPVC double glazed front door and glazed secondary door through to the hallway.

Hallway

Stairs to the first floor with under stair cupboard, radiator and doors to the downstairs toilet, kitchen and lounge diner.

Downstairs Toilet

Toilet and wash basin with tiled splashback and UPVC double glazed front window.



Lounge Diner

With coal effect electric fire, UPVC double-glazed front window, TV and Virginmedia points, three wall light points and a large opening through to the dining room.

Dining Room

Radiator, serving hatch from the kitchen, two wall light points and UPVC double-glazed sliding patio door leading out to the rear garden.

Kitchen

A range of units with wood effect worktops and inset one-and-a-half bowl sink unit and drainer with tiled splashbacks. Integrated electric oven and microwave, four-ring gas hob with filter hood and plumbing for washing machine/dishwasher. Radiator, understair pantry cupboard, UPVC double glazed rear bay window and UPVC double glazed side door.

First Floor Landing

Loft hatch, UPVC double-glazed side window and cupboard housing the Baxi combination gas boiler installed in 2023 with the remainder of a 10-year warranty.

Bedroom 1

Built in triple and double wardrobes with central dressing table, matching bed surround and bedside chests of drawers. Large separate built-in double wardrobe, radiator and UPVC double glazed front window.

Bedroom 2

Built-in double wardrobe with dressing table and vanity mirror and matching bedside cabinet. Two separate built-in single wardrobes, radiator and UPVC double glazed rear window.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of an enamelled bath with tiled surround, pedestal wash basin and toilet with tiled surround. Radiator and UPVC double glazed rear window.

Outside

To the front is a lawned garden with established borders. A gated driveway provides off-street parking with up and over door leading into the garage. The garage has light and power and also houses the electricity and gas meters. A side gate with a security keypad leads to the side and in-turn to the rear of the property where there is a garden shed, a full-width paved patio/seating area, outside tap and halogen security light. Lawn with established shaped border, enclosed with a mixture of fencing, hedging and conifer screening to the perimeter.

Material Information



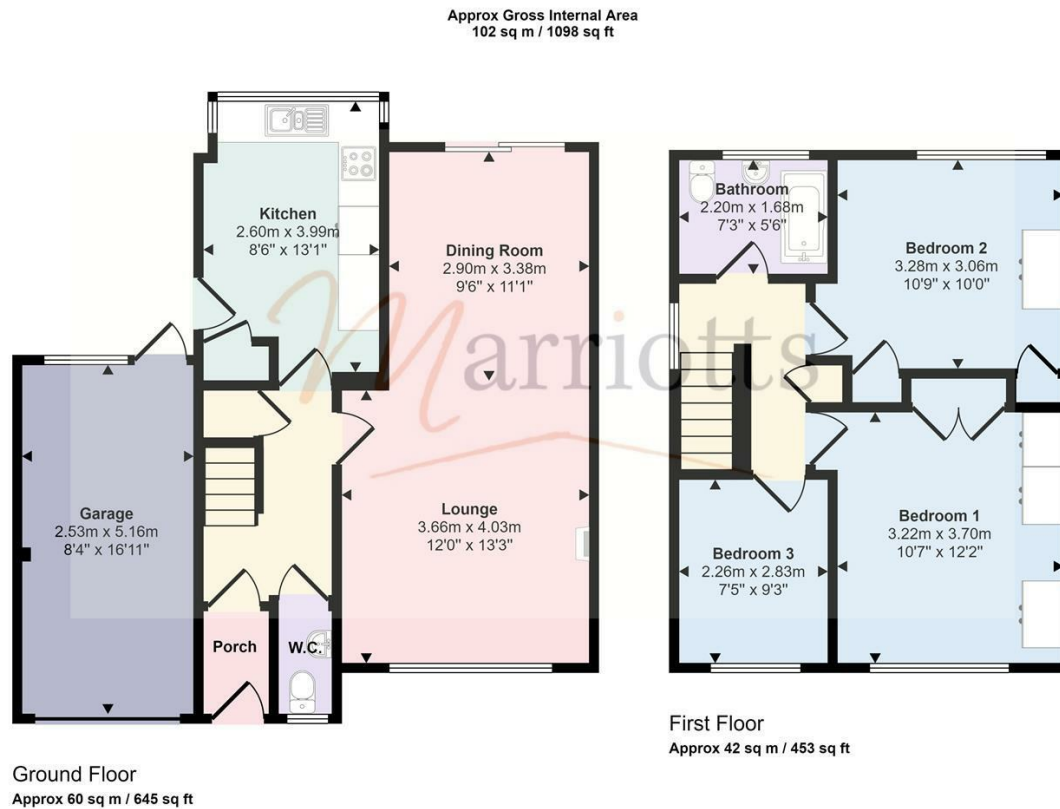




TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: none
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none
FLOOD RISK: none
ASBESTOS PRESENT: Unknown
ANY KNOWN EXTERNAL FACTORS: none
LOCATION OF BOILER: first floor landing airing cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Ovo
MAINS ELECTRICITY PROVIDER: Ovo
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level front and rear access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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