



- **\*\*\* No Upward Chain \*\*\***
- Perfect for First Time Buyers or Investors
- Deceptive 2 bedroom end terraced house
- Generous room sizes
- Double glazed throughout
- Gas central heating and combi boiler
- Close to Public Transport Links
- Freehold Tenure
- Council Tax Band A
- EPC Rating D

SAB Properties are pleased to offer, for sale, this two bedroom end terraced property.

Generous accommodation to the ground floor with 2 reception rooms and kitchen, whilst to the first floor are two double bedrooms, bathroom and separate WC.

The property benefits from gas central heating and combi boiler, double glazing.

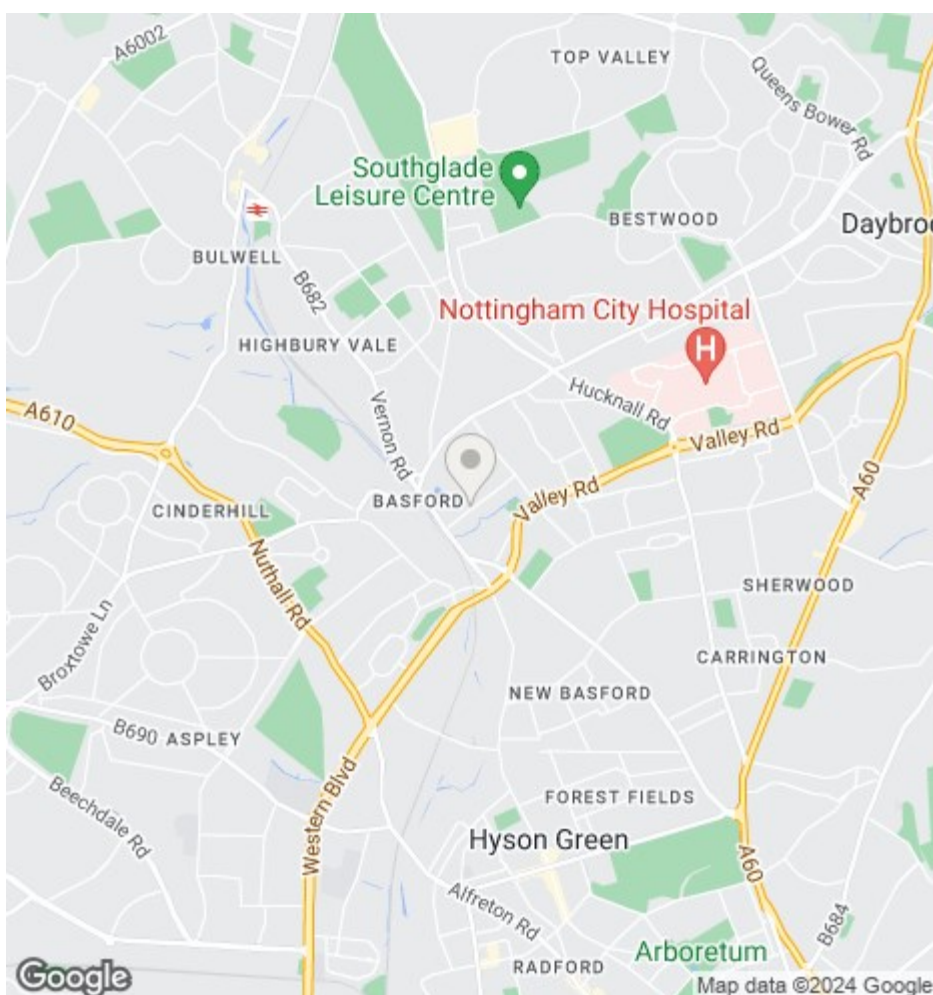
Rear garden, on street car parking to the front.


Situated in Basford close to public transport links, tram stop and local amenities within a short distance from Bulwell Town Centre.


We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

## Vernon Avenue, Nottingham

Offers in the region of £125,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**Description**

NO ONWARD CHAIN , ideal for first time buyers or investors.

We are pleased to offer, for sale, this two bedroom end terraced property.

Considered suitable for either an investor or to those looking to put their own mark on this most deceptive property.

Generous accommodation to the ground floor with 2 reception rooms and kitchen, whilst to the first floor are two double bedrooms, bathroom and separate WC.

The property benefits from gas central heating and combi boiler, double glazing.

Rear garden, ample on street car parking

Situated in Basford close to public transport links, tram stop and local amenities within a short distance from Bulwell Town Centre.

We expect demand to be exceptionally high, please call now to arrange a viewing and avoid disappointment.

**Front Reception**

Spacious room with neutral décor and flooring. Double-glazed window to the front elevation , central heating radiator, TV, power points and door in to rear reception room

**Rear Reception**

Spacious room with neutral décor and flooring. Double-glazed window to the rear elevation , central heating radiator, TV, power points and door in to kitchen and stairway leading to first floor



**Kitchen**

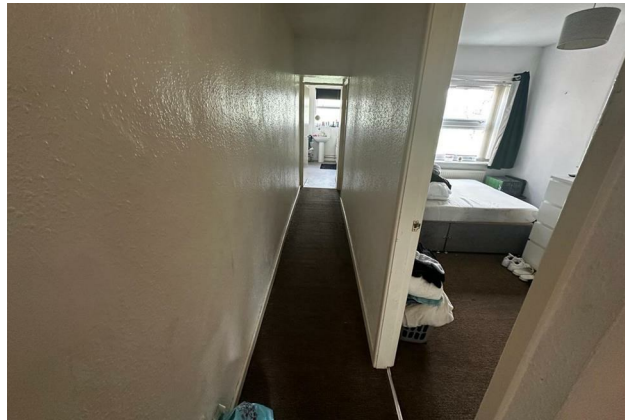
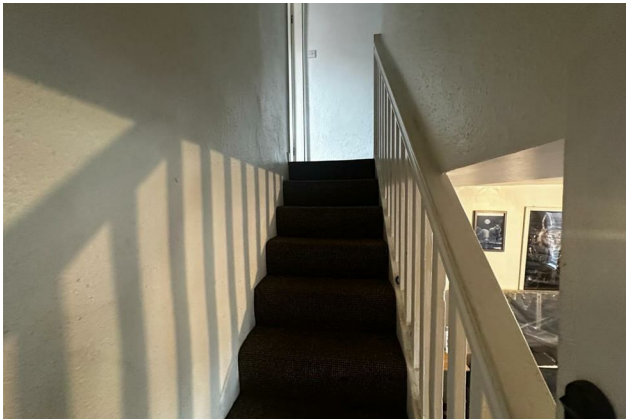
With rolled worktops, a range of wall and base units, stainless sink with stainless steel taps, double glazed windows to side and rear elevation. Stand alone electric cooker and space for fridge, freezer, and washing machine. Complimentary ceramic tiling to walls, neutral décor and flooring.

**Landing**

Neutral décor and flooring with doors to bedrooms and bathroom. Access to loft space

**Bedroom One**

Located to the front, with neutral décor and flooring. Radiator to wall and double glazed window.



**Bedroom Two**

Located to the front, with neutral décor and flooring. Handy storage cupboard within bedroom. Radiator to wall and 2 x double glazed windows.

**Bathroom**

Include bath with gravity feed shower over and stainless steel taps, pedestal sink with stainless steel taps, radiator, and double glazed window to rear elevation.

**WC**

Separate room with low level WC, neutral décor and flooring and double glazed window.

**Outside Front**

To the front of the property there is on street parking with a gated entrance to the side elevation, leading to the

**Outside Rear**

To the rear of the property is an enclosed rear yard with privacy fencing and slabs.

**Tenure**

Tenure-Freehold with vacant possession upon completion.

**Viewings**

Viewings by arrangement with SAB Properties, who will be pleased to provide any further information which may be required.

**Directions**

From Arnold, follow the A6514 towards Nottingham City Hospital. Continue to Radford Road (with MacDonaldis on the left hand side). Turn right on to Vernon Road, where Vernon Avenue is approximately 100 yards on the left hand side opposite the train line overpass. Continue along Vernon Avenue for approximately 50 yards where number 71 will be found on the left hand side clearly identified by our For Sale board

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.

