





25 Longbeck Avenue, Nottingham, NG3 6LT

Asking Price £195,000

- Two Bedroom Semi Detached House
- Two Double Bedrooms
- First Floor Bathroom
- Garage En-Bloc
- Lounge, Kitchen/Diner and Conservatory
- Huge Plot
- Gardens to the Front, Side and Rear
- No Upward Chain

826 Woodborough Road, Nottingham, Nottinghamshire, NG3 5QQ
01159625003

enquiries@dmwps.co.uk
www.dmwps.co.uk

25 Longbeck Avenue, Nottingham NG3 6LT

Good Size Two Bedroom Semi Detached House with Huge Plot. Accommodation comprises; Lounge, Kitchen/Diner, Conservatory, Two Double Bedrooms and a First Floor Bathroom. Well Presented Throughout. Front, Rear and Side Gardens. Garage En Bloc. No Upward Chain.



Council Tax Band:





Entrance Hall

Door to the Lounge. Stairs to the first floor.

Lounge

17'0" x 13'6"

Window to the front elevation. Door to the Kitchen/Diner.

Kitchen/Diner

13'5" x 8'3"

With UPVC double glazed window and doors to the rear, fitted with a range of shaker style wall and base units in a light wood effect finish, rolled edge work surface over, space for fridge freezer, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, electric cooker point with extractor over, space and plumbing for dishwasher, tiled floor, radiator, door leading to the Conservatory.

Conservatory

11'8" x 9'9"

With a brick base and UPVC double glazed windows to the rear and side and also UPVC double glazed doors leading to the rear garden, built-in storage cupboard with space and plumbing for washing machine and tumble dryer, two radiators.

First Floor Landing

Bedroom

14'3" x 10'3"

UPVC double glazed window to the front, radiator, TV aerial point, triple built-in wardrobes with hanging rails, draw space and light.

Bedroom

10'11" x 7'7"

Radiator and UPVC double glazed window to the rear.

Bathroom

plants and shrubs. There is a gate at the rear that leads to a pathway which accesses the en-bloc garage. There is a large side area which gives ample space for extension.

8'0 x 5'7

Opaque UPVC double glazed window to the rear,
bath with electric shower over, low level wc,
pedestal washbasin basin, extractor fan, tiling to the
walls and radiator.

Exterior

The front of the property has a low maintenance
gravelled area and borders with established plants
and shrubs that run along the side of the property.
The rear garden has raised decked barbecue area,
paved patio area, gravelled areas and borders with











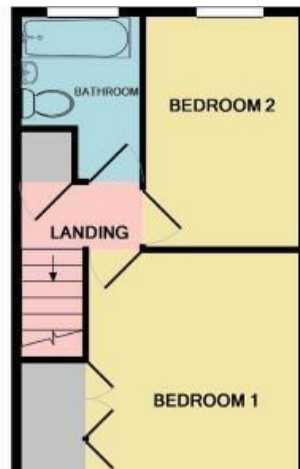
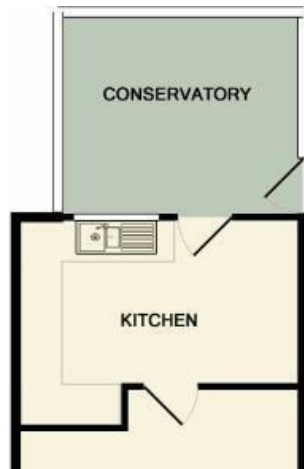
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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