



13 Cavendish Avenue, Nottingham, NG5 4DT

Price Guide £300,000

- GUIDE PRICE £300,000 - £320,000
- Immaculate Accommodation Throughout
- Three Double Bedrooms
- Downstairs Shower Room
- Landscaped Rear Garden
- Character Three Bedroom Semi Detached House
- Large Lounge and Dining Rooms
- Ensuite Shower Room and Large Bathroom
- Spacious Entrance Hall with Original Stained Glass Windows
- No Upward Chain

13 Cavendish Avenue, Nottingham NG5 4DT

GUIDE PRICE £300,000 - £320,000 - Superbly Presented Three Bedroom Semi Detached House with a wealth of original features. Accommodation comprises; Lounge, Dining Room, Breakfast Kitchen, Downstairs Shower Room, Three Double Bedrooms, En-Suite to the Master Bedroom, Large Bathroom. Front and Rear Gardens. Underground Air raid shelter! No Upward Chain.



Council Tax Band: B



Storm Porch

Door to the Entrance Hall.

Entrance Hall

Oak wood flooring. Stairs to the first floor landing. Doors to the Lounge, Dining Room and Breakfast Kitchen. Radiator. Under stairs cupboard. Original Stained Glass Windows.

Lounge

13'11 x 12'0

Wood flooring. Feature fire place. French doors to the rear. Radiator.

Dining Room/Second Lounge

13'0 x 11'5

Wood flooring. Single glazed bay window to the front elevation. Radiator. Wood burning stove. Radiator.

Breakfast Kitchen

Spotlights to the ceiling. Tiled flooring. A range of modern base and wall units, Fridge/freezer and two ovens. Space for Dishwasher. Work surfaces with inset hob with extractor over. Breakfast bar. Cupboard housing the gas combination boiler. Window to the rear. Velux roof window. Radiator. Door to the side elevation. Door to the shower room.

Shower Room

Built in shower cubicle. Wall mounted wash hand basin. Hidden cistern toilet. Tiled flooring. Velux roof window. Extractor.

First Floor Landing

Doors to all Bedrooms and the Bathroom.

Bedroom

13'0 x 11'5

Recently Installed Double Glazed Window to the front elevation. Feature fireplace. Radiator.

Bedroom

14'0 x 11'11

Double glazed to the rear elevation. Radiator. Built in cupboard. Door to the ensuite.

Ensuite

Shower cubicle. Wall mounted wash hand basin. Low level flush toilet. Radiator. Extractor.

Bedroom

10'2 x 10'0

Double Glazed Window to the rear. Radiator.

Bathroom

8'8 x 7'9

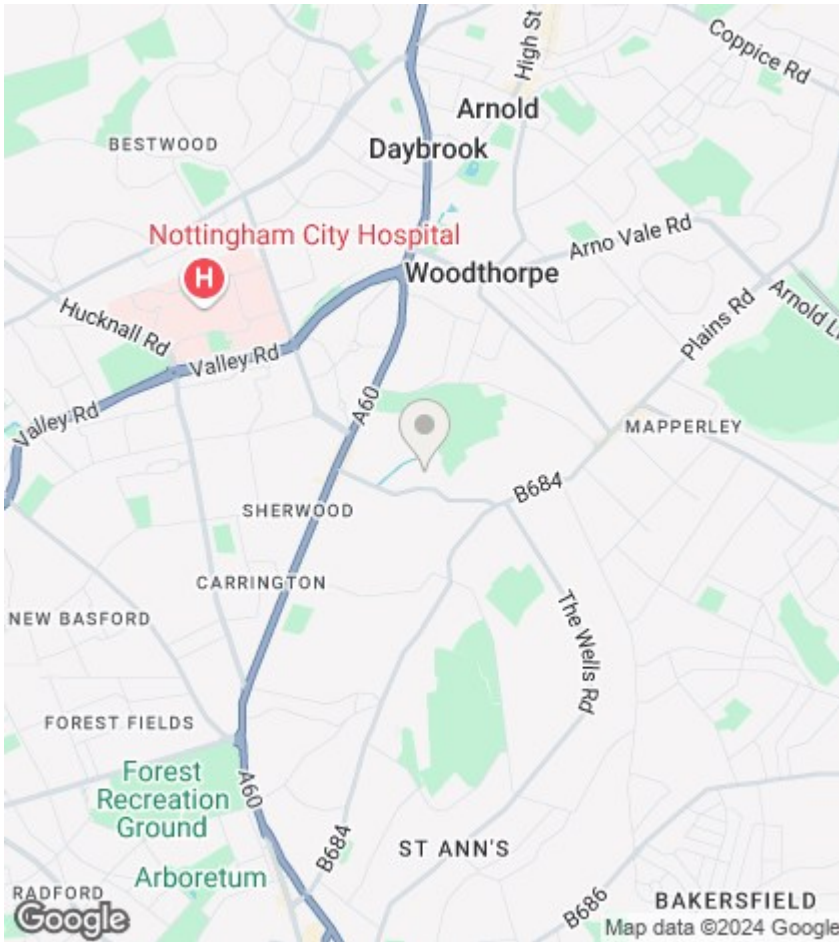
Tiled flooring and walls. Recently Installed uPVC window to the front elevation. Spotlights to the ceiling. Shower cubicle. Wall mounted wash hand basin. Bath with mixer shower. Extractor. Chrome towel radiator.

Exterior

Landscaped gardens to the front and rear elevation. The rear garden has access to an underground air raid shelter and includes a large wooden shed.







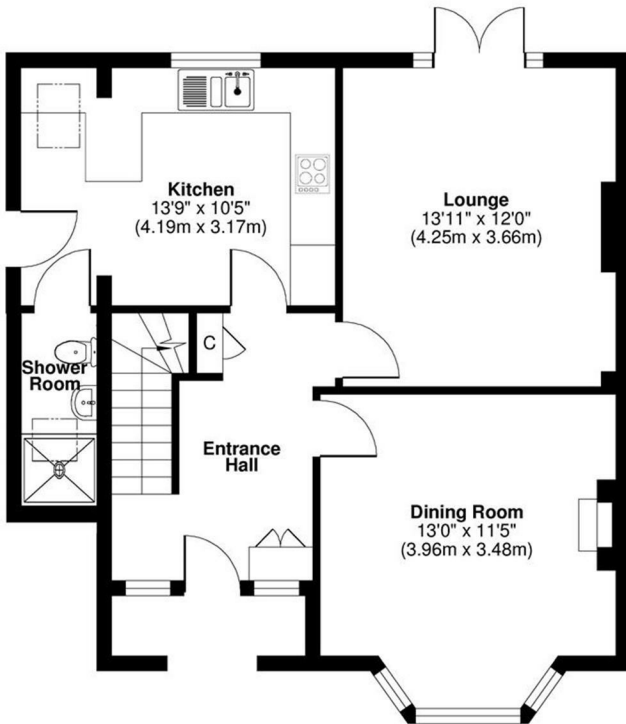
Viewings

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

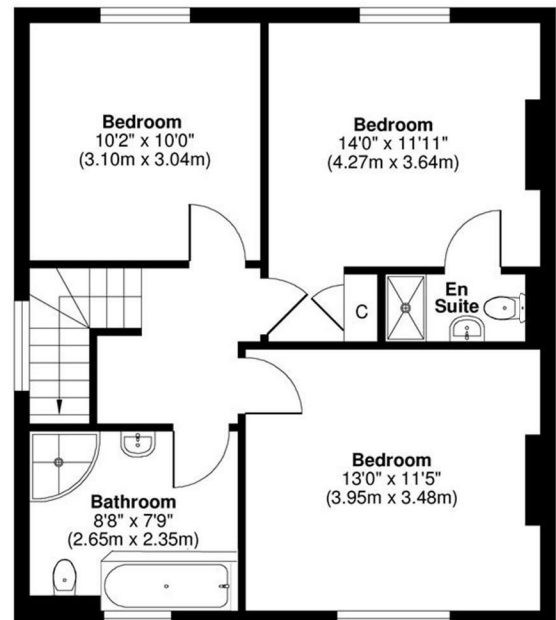
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
619 sq. ft
(57.52 sq. m)



First Floor
Approximate Floor Area
573 sq. ft
(53.21 sq. m)

Approx. Gross Internal Floor Area 1192 sq. ft / 110.73 sq. m

Illustration for identification purposes only. measurements are approximate. not to scale.