



Horsendale Avenue  
Nuthall NOTTINGHAM



# Horsendale Avenue Nuthall NOTTINGHAM NG16 1AQ

for sale offers over  
**£125,000**



## Property Description

Burchell Edwards are proud to market this well presented two bedroom first floor flat situated in a popular location of Nuthall. Horsendale Avenue is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes, and major road links. In brief the property comprises of a fitted kitchen, lounge, two bedrooms and the family bathroom. Outside the property has its own enclosed garden and garage. Viewings are highly recommended.

## Kitchen

12' 3" x 7' 5" ( 3.73m x 2.26m )

The property is accessed via UPVC door to the side leading into the kitchen where there is a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for cooker with cooker hood over, tiled splashbacks, vinyl flooring, double glazed window to the front elevation, spot lights to the ceiling and door to the lounge.

## Lounge

14' 8" Plus bay x 11' 4" ( 4.47m Plus bay x 3.45m )

Having double glazed bow window to the front elevation, carpet flooring, a radiator and door to inner hall

## Inner Hall

Having doors to the bedrooms and bathroom along with access to the loft which is boarded and can be additional storage.



### Bedroom One

11' 9" x 8' 1" ( 3.58m x 2.46m )

Having double glazed window to the rear elevation, carpet flooring and a radiator.

### Bedroom Two

10' 6" x 7' 9" ( 3.20m x 2.36m )

Having double glazed window to the rear elevation, carpet flooring and a radiator.

### Bathroom

Having a three piece suite comprising of a bath with shower over, pedestal wash hand basin and low level W.C, fully tiled walls, vinyl flooring and double glazed obscured window to the side elevation.

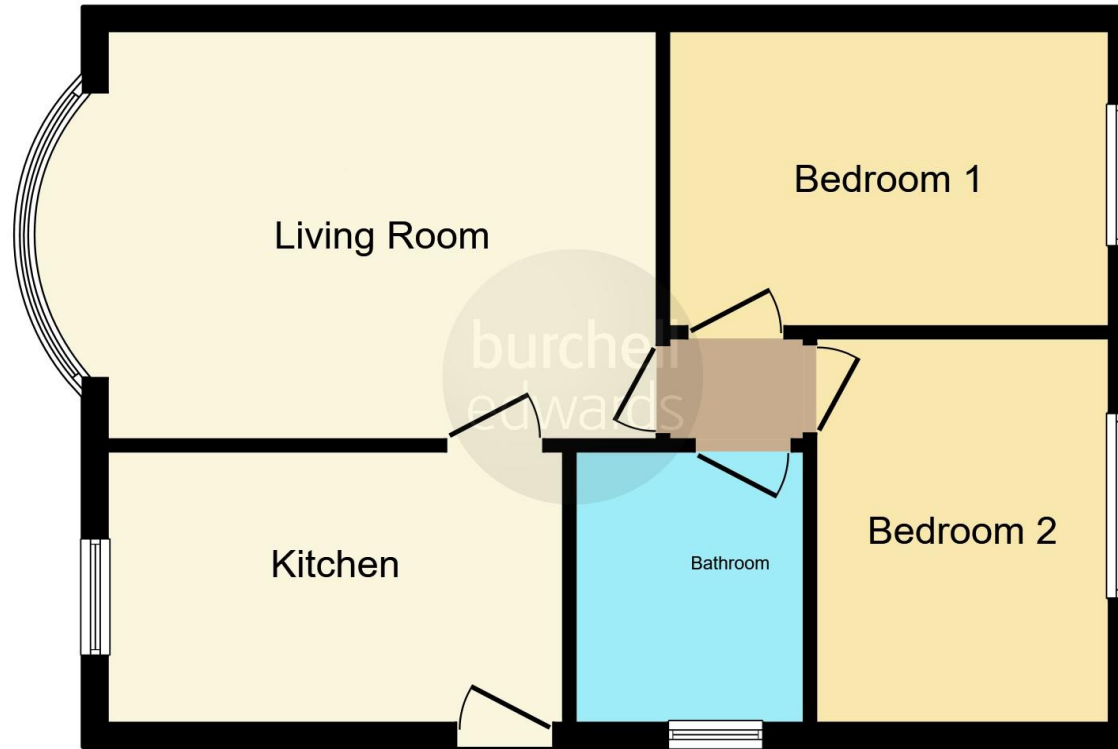
### Outside

To the outside the property stands back from the road with a communal front garden and to the rear is its own enclosed garden just for the residents of this particular flat which then also leads to the detached garage which is great for additional storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/EWD206554](http://burchelledwards.co.uk/Property/EWD206554)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Aug 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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