



- Ideal First Time Buyer Home
- Spacious End Terrace House
- 3 Good Size Bedrooms
- Modern Kitchen/Diner
- Family Bathroom & Separate WC
- Off Street Parking & Garage
- Enclosed Rear Gardens
- Fantastic Amenities Nearby

Bottesford Avenue, DN16 3EN,
£140,000





Starkey&Brown are delighted to offer for sale this well presented end terrace house on Bottesford Avenue within the ever popular Ashby area. The accommodation briefly comprises of 3 well proportioned bedrooms, family bathroom and separate WC to the first floor, whilst downstairs boasts an entrance hall, lounge, kitchen/diner and a utility room. Outside the property has a lawned front garden, off street parking, garage and a generously sized garden to the rear. The property sits in a fantastic location nearby to a wide range of essential amenities and bus routes. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Entrance Hallway

Having uPVC double glazed door to the side aspect and stairs rising to the first floor with storage cupboard.

Lounge

12' 0" x 13' 3" (3.65m x 4.04m)

Having uPVC double glazed window to the front aspect, coved ceiling, radiator, feature fireplace and opening into kitchen/diner.

Kitchen/Diner

18' 2" x 8' 4" (5.53m x 2.54m)

Having uPVC double glazed windows to the side and rear aspects, radiator, wall and base units with work surfaces over, inset sink, integral fridge freezer and space for oven.

Utility Room

6' 7" x 7' 8" (2.01m x 2.34m)

Having uPVC double glazed window and door to the side aspects and space/plumbing for white goods.

First Floor Landing

Having uPVC double glazed window to the side aspect, radiator and loft access.

Bedroom 1

9' 9" x 13' 5" (2.97m x 4.09m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Bedroom 2

13' 4" x 8' 5" (4.06m x 2.56m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

6' 10" x 10' 4" (2.08m x 3.15m)

Having uPVC double glazed window to the front aspect and radiator.

Bathroom

6' 4" x 5' 4" (1.93m x 1.62m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin set in vanity unit and heated towel rail.

WC

3' 5" x 2' 8" (1.04m x 0.81m)

Having uPVC double glazed window to the side aspect and radiator.

Outside Front

Having a lawned garden, off street parking and gates leading down the side to the rear of the property.

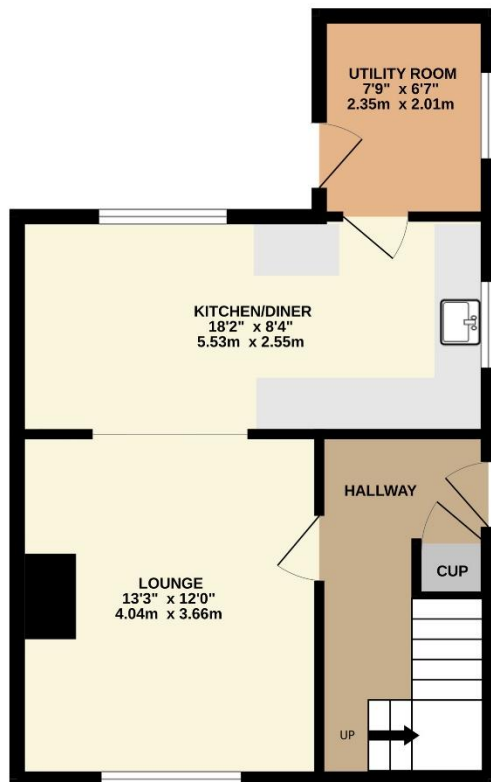
Outside Rear

A generous outdoor area including lawned garden, hardstanding areas and a garage.

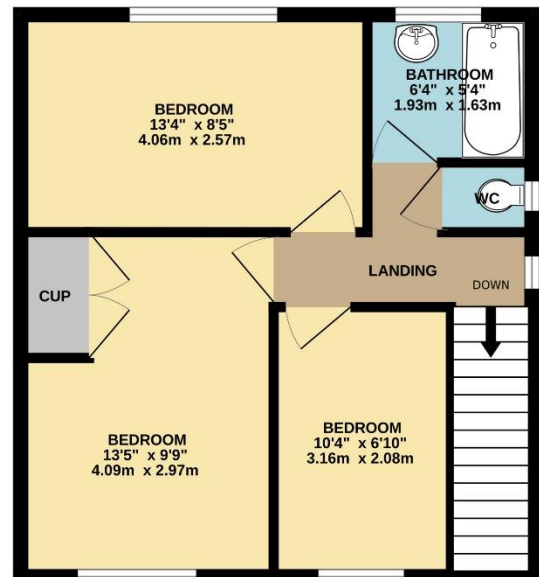




GROUND FLOOR



1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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