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64 Ena Avenue

Sneinton | NG2 4NB | Guide Price £140,000

ROYSTON  
& LUND



- Guide Price £140,000
- End Terraced House In Sneinton
- Two Double Bedrooms
- Two Reception Rooms
- Fully Fitted Galley Kitchen
- Bathroom With A Three Piece Suite
- Rear Garden
- Amenities Within Walking Distance
- Freehold - EPC Rating D
- Council Tax Band A





Guide Price £140,000

Royston & Lund are pleased to present this recently improved end terraced house situated in Sneinton. The property is sold to the market with no upward chain and is ideal for first time buyers or investors looking to add to their portfolio.



Upon entering the property you are immediately greeted by the lounge which is a nicely-sized reception room. There is the benefit of a further versatile reception room. The galley kitchen comprises of fully fitted units and integrated appliances. Lastly to the ground floor there is a bathroom with a three piece white suite.

Upstairs, there are two doubles bedrooms.

There is also a useful, two roomed cellar which provides excellent store.

Outside, there is a well-maintained rear garden which includes a lawn.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

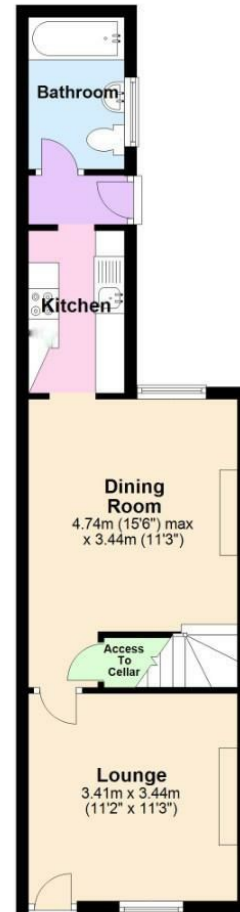
England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

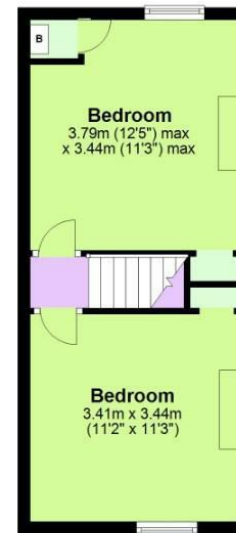
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

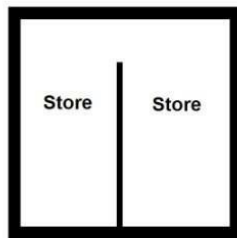
**Ground Floor**  
Approx. 38.3 sq. metres (412.1 sq. feet)



**First Floor**  
Approx. 28.4 sq. metres (305.3 sq. feet)



**Cellar**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus cellar, approx. 11.7 sq. metres (126.3 sq. feet)



Main area: Approx. 66.7 sq. metres (717.5 sq. feet)  
Plus cellar, approx. 11.7 sq. metres (126.3 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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