





- CHAIN FREE!
- Sought After Bottesford Location
- Semi Detached House
- 3 Bedrooms
- Lounge/Diner
- Shower Room
- Off Street Parking & Garage
- Front & Rear Gardens

Park Avenue, Bottesford, DN17 2PB,
£175,000

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Available to purchase with NO ONWARD CHAIN is this semi detached house on Park Avenue, ideally located within the sought after area of Bottesford. The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hallway, lounge/diner and kitchen. Outside the property has off street parking, a garage and a great size garden to the rear. An excellent location with a wide range of amenities and highly regarded schools nearby, call today to view! Freehold. Council tax band: B







Hallway
Having uPVC double glazed door to the side aspect, radiator, coved ceiling and stairs rising to the first floor with storage cupboard beneath.



Lounge/Diner
16' 9" x 19' 11" (5.10m x 6.07m)
Having three uPVC double glazed windows to the front aspect, radiator, coved ceiling and feature fireplace.

Kitchen
8' 5" x 13' 3" (2.56m x 4.04m)
Having uPVC double glazed window and door to the rear aspect, radiator, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in dishwasher and space/plumbing for white goods.

First Floor Landing
Having uPVC double glazed window to the side aspect, loft access and coved ceiling.



Bedroom 1
12' 0" x 11' 10" (3.65m x 3.60m)
Having two uPVC double glazed windows to the front aspect, radiator, coved ceiling and built in wardrobes.

Bedroom 2
13' 2" x 9' 11" (4.01m x 3.02m)
Having uPVC double glazed window to the rear aspect, coved ceiling and built in wardrobes.

Bedroom 3
11' 11" x 6' 0" (3.63m x 1.83m)
Having uPVC double glazed window to the front aspect, radiator, coved ceiling and built in cupboard.



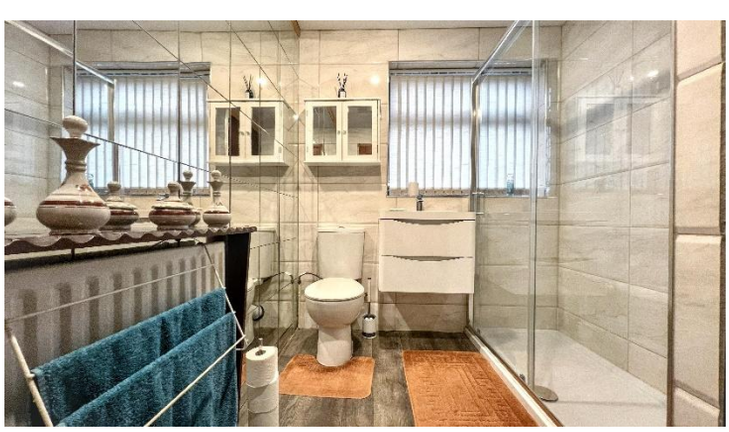
Shower Room
8' 2" x 5' 11" (2.49m x 1.80m)
Having uPVC double glazed window to the rear aspect, radiator, built in cupboard, wash hand basin set in vanity unit, WC and shower cubicle with rainfall shower and additional handhelds shower inset.

Outside Front
Having off street parking, garage, gate to the side and a low maintenance front garden.

Outside Rear
The enclosed rear garden includes a paved patio area, generously sized lawned garden, fenced surround and a range of plants, shrubs and trees.









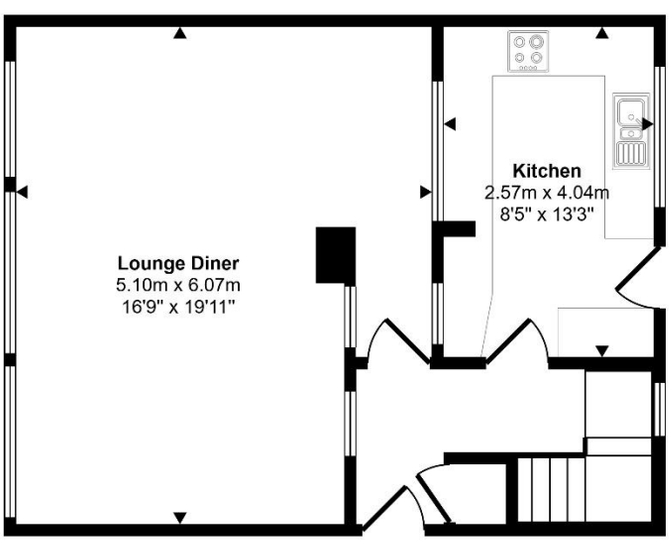




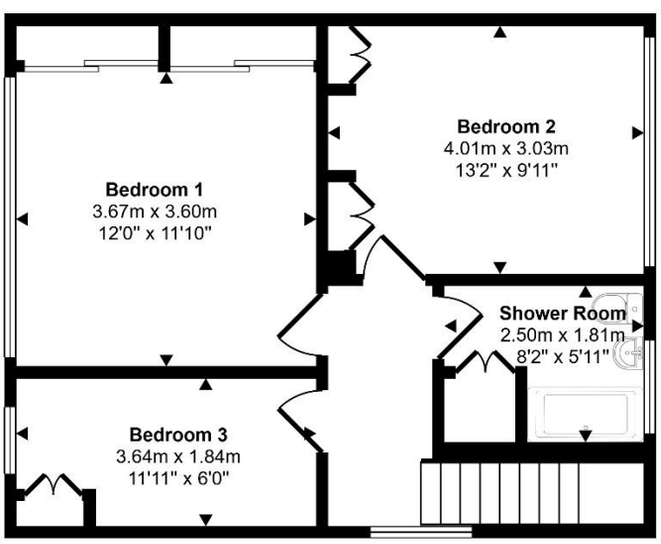




Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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