



HOPKINS & DAINTY

ESTATE AGENTS



Albert Avenue, Nottingham, NG9 8ET

£179,950

**** £500 TOWARDS SOLICITOR FEES***** OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this attractive three bedroom home. With a generous frontage providing ample off road parking.

The accommodation comprises: entrance hall, front lounge and a lovely rear kitchen/diner. On the first floor, the landing provides access to three double bedrooms and the bathroom which has a three piece suite. The property has a lovely rear garden, gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With laminate flooring, a radiator, dado rail, stairs rising to the first floor and a door to:

Lounge 13'6" > 12'4" x 13'1" (4.12 > 3.78 x 4.01)



With laminate flooring, a radiator, feature fireplace housing a coal effect gas fire, coving to the ceiling, a double glazed front window and door to:

Kitchen/Diner 16'6" x 8'10" (5.03 x 2.71)



Spanning the full width of the property with French doors opening onto the garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built-in electric oven, microwave, gas hob and dishwasher; along with plumbing for a washing machine. Stylish flooring, plinth heater, ceiling spotlights, cupboard housing the wall-mounted gas boiler, double-glazed rear window and an under-stairs storage cupboard.

First Floor Landing

With access to the loft space (which is part boarded with lighting). Dado rail and doors leading off.

Bedroom 1 12'0" x 8'7" (3.68 x 2.64)



Rear double bedroom with a radiator and double-glazed window overlooking the garden.

Bedroom 2 10'2" x 10'2">7'9" (3.10 x 3.10>2.38)



Front double bedroom with a built in storage cupboard, radiator and double glazed window.

Bedroom 3 8'11" x 7'6" (2.72 x 2.30)



Third double bedroom with a radiator, dado rail and double glazed rear window.

Bathroom 6'10">5'5" x 6'0" (2.10>1.66 x 1.85)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. A heated towel rail and

double glazed front window.

Front/Driveway



To the front of the property there is a block paved driveway providing off road parking.

Rear Garden



Delightful enclosed rear lawn and patio garden, with fencing to the boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this

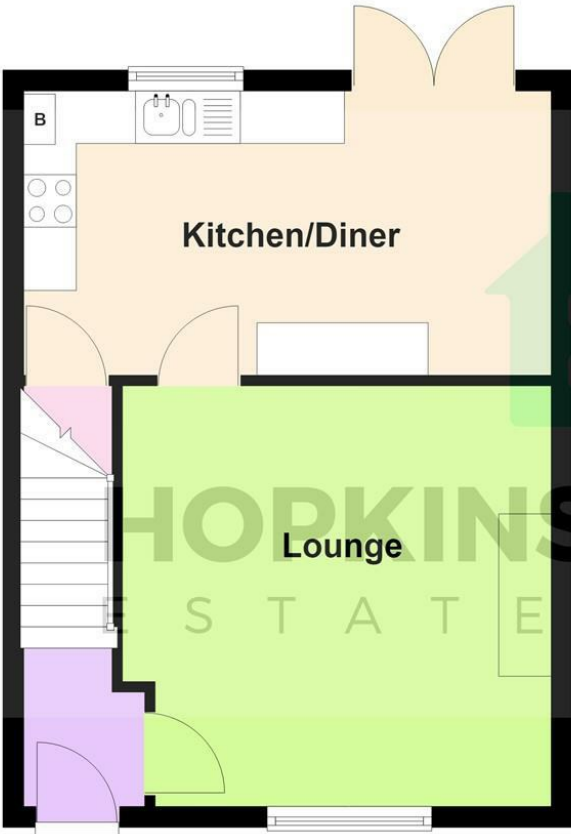
cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Davidsons Homes and Hopkins and Dainty LTD.

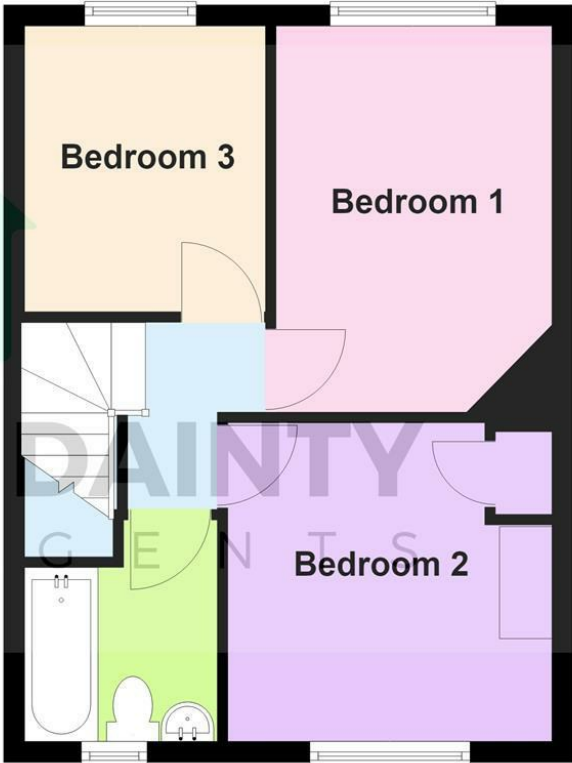
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



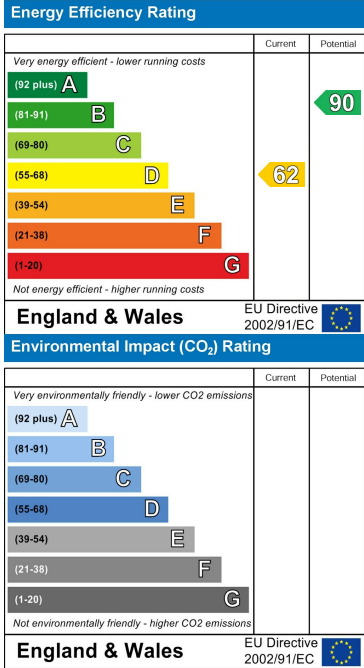
Total area: approx. 68.6 sq. metres (738.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.