Robert Ellis

look no further...

Olton Avenue,
Lenton Abbey, Nottingham
NG9 2SP

£210,000 Freehold

0115 922 0888

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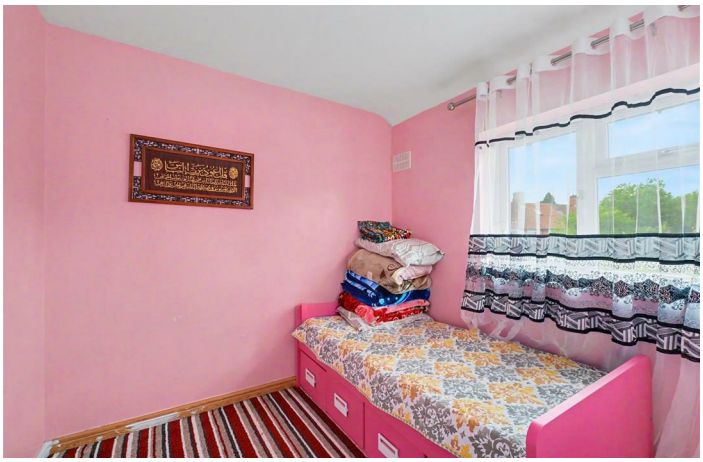
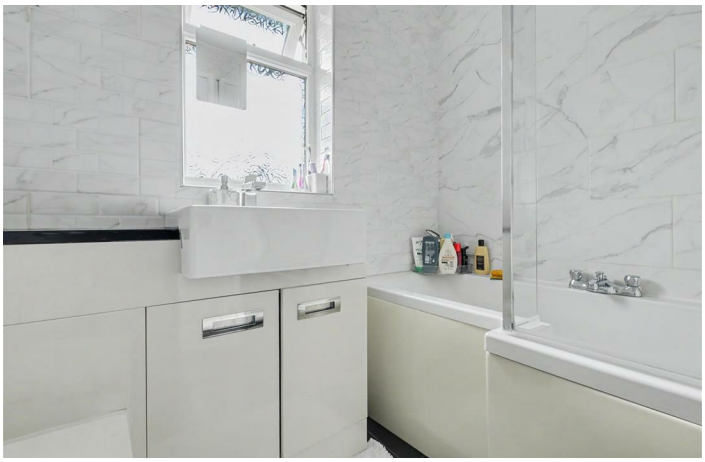
This mid-terrace house on Olton Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families, professionals or first time buyers.

The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a sense of space and light throughout.

Outside, you will find parking available, a valuable asset in this sought-after area. The location itself is a significant draw, with easy access to local amenities, parks, and excellent transport links, making it a convenient base for commuting or exploring the wider Nottingham area.

This mid-terrace house on Olton Avenue presents an excellent opportunity for those looking to establish a home in a friendly neighbourhood. With its appealing features and prime location, it is certainly worth considering for your next move.





Entrance Porch
UPVC double glazed entrance door with flanking windows, tiled flooring and composite door to the entrance hall.

Entrance Hall
With stairs to the first floor and door to the lounge.

Lounge
13'5" x 11'8" (4.1m x 3.57m)
A carpeted reception room with UPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen
16'6" x 6'4" (5.04m x 1.94m)
Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and extractor fan over, tiled flooring and splashbacks, plumbing for a dishwasher, space for a fridge freezer, two UPVC double glazed windows to the rear and composite door to the rear.

First Floor Landing
With radiator, stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom One
10'4" x 9'11" (3.17m x 3.03m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
9'7" x 8'4" (2.94m x 2.56m)
A carpeted bedroom with UPVC double glazed windows to the rear and radiator.

Bathroom
Incorporating a three-piece suite comprising panelled bath with mains controlled shower over, wash-hand basin inset to vanity unit, tiled flooring and walls, heated towel rail, UPVC double glazed window to the rear and extractor fan.

Bedroom Three
13'1" x 8'10" (4m x 2.7m)
A carpeted double bedroom with radiator, two Velux windows, eaves storage cupboards and door to the wc.

WC
Fitted with a WC, wash-hand basin, tiled flooring and extractor fan.

Outside
To the front of the property you will find a block paved driveway, and to the rear a paved patio overlooking the lawn beyond, useful storage shed and fence boundaries.

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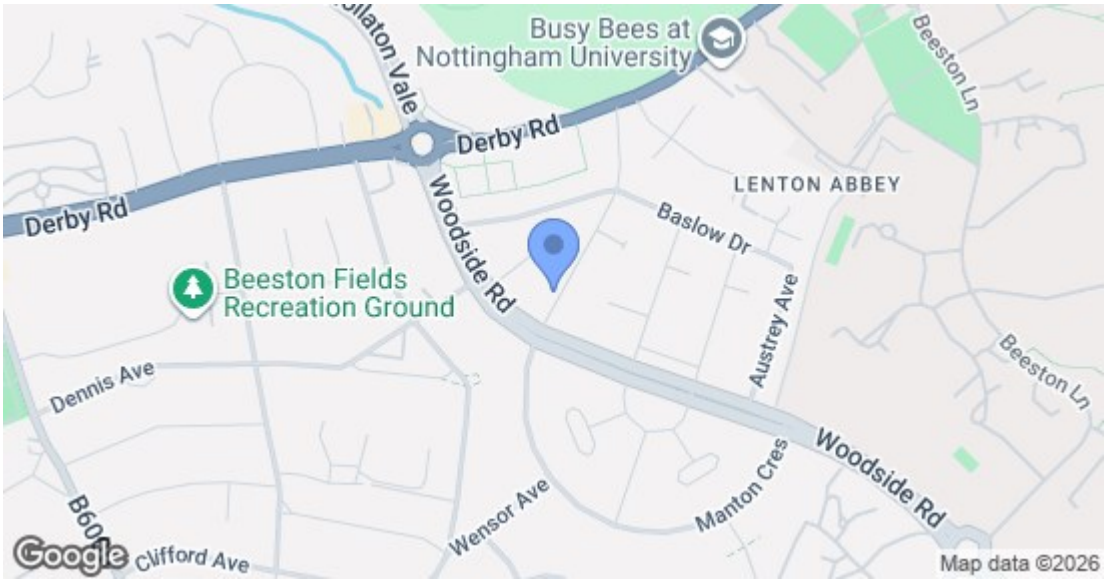

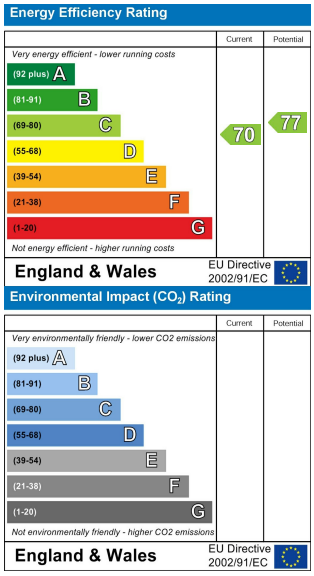

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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