



Banbury Avenue,  
Toton, Nottingham  
NG9 6JT

**£300,000 Freehold**



An extended bay fronted, three-bedroom semi-detached house with no upward chain.

Situated in this sought-after and convenient residential location, readily accessible for a variety of local shops and amenities including; schools, transport links, and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance porch, entrance hall, lounge, dining room, light and airy kitchen diner, and utility room to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom with separate WC to the first floor.

To the front of the property, you will find a small lawned garden with mature trees and shrubs, concrete driveway offering car standing and gated side access leading into the mature garden at the rear which includes a concrete patio at the side, decking and a raised lawn beyond, and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a versatile living space, ready to move into condition, however, still offering fantastic potential for the incoming purchaser to reconfigure and to suit their own personal needs and requirements. This property is well worthy of an early internal viewing in order to be fully appreciated.



#### Entrance Porch

A UPVC double glazed entrance door with flanking windows, tiled flooring and a secondary UPVC double glazed door with flanking windows to the entrance hall.

#### Entrance Hall

With laminate flooring, stairs to the first floor, radiator, useful under stair storage space which has a UPVC double glazed window to the side and houses the 'Glow Worm' combination boiler, doors to the utility, dining room and lounge.

#### Lounge

11'10" x 11'1" (3.61m x 3.4m )

With laminate flooring, UPVC double glazed bay window to the front, radiator, inset fire place with tiled surround and Adam-style mantle.

#### Dining Room

12'3" x 11'10" (3.74m x 3.61m )

With laminate flooring, radiator, gas fire and UPVC double glazed French doors to the kitchen diner.

#### Kitchen Diner

18'0" x 8'7" (5.51m x 2.63m )

With a range of base and drawer units in white, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated 'Bosch' double electric oven with microwave function, integrated electric hob, integrated dishwasher and fridge, laminate flooring, radiator, and UPVC double glazed windows around with view into the garden.

#### Utility Room

8'10" x 6'11" (2.7m x 2.11m )

With laminate flooring, UPVC double glazed window to the side, sink with mixer tap, plumbing for a washing machine, space for a fridge freezer, and folding door to the kitchen diner.

#### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

#### Bedroom One

12'4" x 11'10" (3.76m x 3.61m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

#### Bedroom Two

11'10" x 11'0" (3.61m x 3.37m )

A carpeted double bedroom with UPVC double glazed bay window to the front, and radiator.

#### Bedroom Three

7'8" x 6'11" (2.35m x 2.13m )

With laminated flooring, UPVC double glazed window to the front and radiator.

#### Bathroom

Comprising a panelled bath with 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.

#### Separate WC

Fitted with a low level WC, tiled flooring and half tiled walls, and UPVC double glazed window to the side.

#### Outside

To the front of the property, you will find a small lawned garden with mature trees and shrubs, concrete driveway offering car standing and gated side access leading into the mature garden at the rear which includes a concrete patio at the side, decking and a raised lawn beyond, and fence boundaries.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

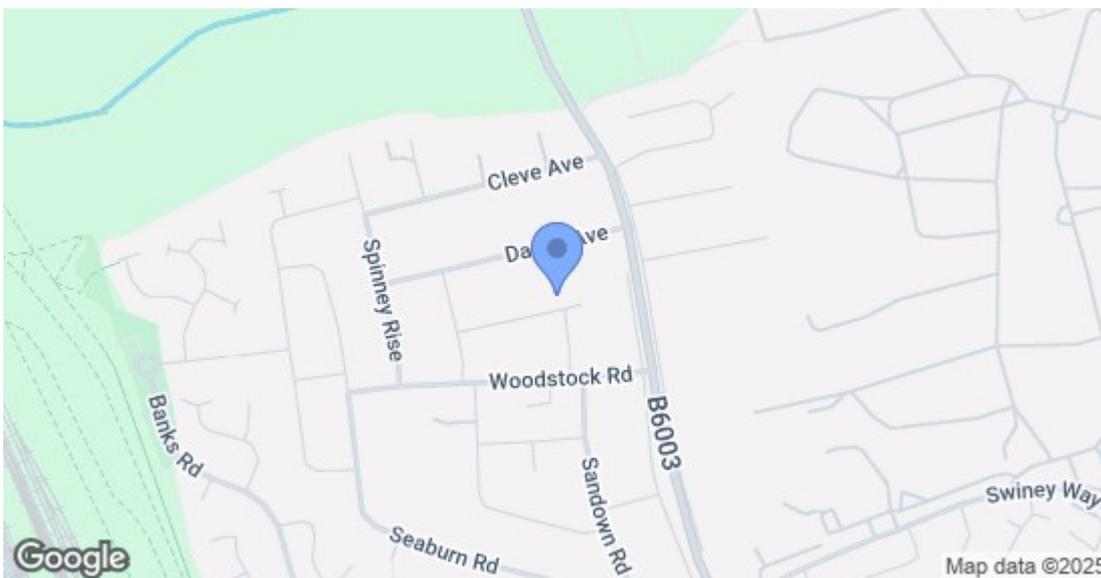
Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.