



Varden Avenue,  
Beeston, Nottingham  
NG9 2SJ

**£290,000 Freehold**



A charming three-bedroom, semi-detached house with the benefit of no upward chain.

Situated in Lenton Abbey, you are within close proximity to a wide range of amenities including shops, bars, restaurants, schools and transport links. There is also the advantage that both Nottingham University and the Queens Medical Centre are within walking distance.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, living room, dining room, kitchen and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside the property has a walled frontage with pebbled garden and driveway to the side. The enclosed rear is primarily paved, making it low maintenance.

2 Varden Avenue is offered to the market with the benefit of gas central heating and UPVC double glazing throughout and is well worthy of an early internal viewing.



## Entrance Hall

Entrance door through to a welcoming hallway with laminate flooring, radiator and useful under stairs storage cupboard.

## Living Room

11'5" x 10'11" (3.48m x 3.33m)

Original door through to the front reception room, with carpeted flooring, radiator and UPVC double glazed box bay window to the front aspect.

## Dining Room

13'5" x 10'11" (4.10m x 3.33m)

Original door through to the back reception room, with laminate flooring, feature fireplace and UPVC double glazed bay window to the rear garden.

## Kitchen

12'5" x 5'4" (3.81m x 1.63m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine, dishwasher, and UPVC double glazed window to the front aspect.

## Downstairs WC

Low flush WC, wash hand basin with tiled splashback and UPVC double glazed window to the rear aspect.

## Rear Lobby

UPVC double glazed door to the rear garden.

## First Floor Landing

UPVC double glazed window to the side aspect and built in storage cupboard housing the water tank.

## Bedroom One

11'6" x 10'11" (3.53m x 3.34m)

Original door through to a double bedroom with carpet flooring, radiator and UPVC double glazed box bay window to the front aspect.

## Bedroom Two

10'7" x 7'11" (3.24m x 2.42m)

Original door through to a double bedroom with carpet flooring and UPVC double glazed window to the rear aspect.

## Bedroom Three

6'7" x 5'8" (2.03m x 1.73m)

Original sliding door through to a single bedroom with

carpet flooring, radiator, UPVC double glazed window to the front aspect and access to the loft hatch.

## Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, heated towel rail and cupboard housing the boiler.

## Outside

To the front of the property is a pebbled garden with paved driveway and gated side access. The rear is then also paved with fence boundaries making it low maintenance for any buyer.

## 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

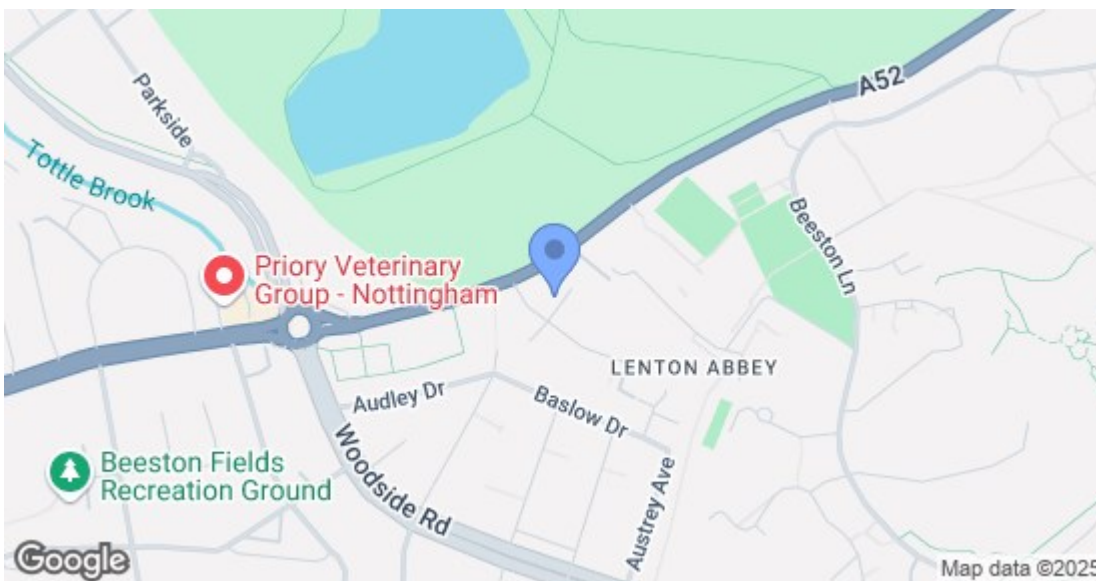
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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	

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