



Allendale Avenue
Aspley, Nottingham NG8 5RF

Asking Price £220,000 Freehold

A WELL PRESENTED THREE BEDROOM
HOME FOR SALE IN NOTTINGHAM!

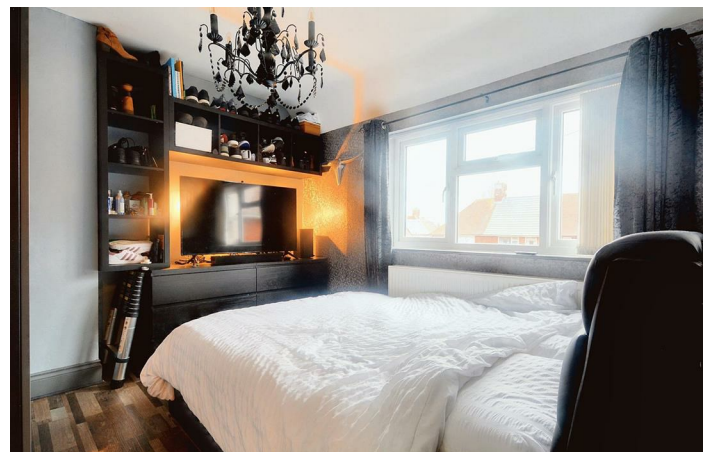


This well-presented three-bedroom end-terrace property is situated on a generous corner plot, offering additional outdoor space and privacy. The property features a spacious living room, perfect for relaxing and family gatherings. The modern kitchen/diner provides a great space for cooking and dining, ideal for family meals and entertaining.

Upstairs, you'll find three cosy bedrooms, offering comfortable accommodation for individuals or small families, along with a family bathroom. The property also benefits from a private rear garden with extra side space, ideal for outdoor activities, storage, or potential expansion.

A driveway at the front provides off-road parking for added convenience. Located close to local amenities, schools, and transport links, this property offers both practicality and comfort in a well-established area.

DO NOT MISS OUT CALL US TODAY TO ARRANGE YOUR VIEWING!



Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, secure gated side access to the rear.

Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising stairs to first floor and door to lounge.

Lounge

14'2" x 11'0" approx (4.32 x 3.36 approx)

The lounge comprises wood effect LVT flooring, UPVC double glazed window to the front elevation, wall mounted radiator, TV point, coving to the ceiling, feature fireplace with tiled marble effect hearth and black granite surround, door to the kitchen.

Kitchen/Diner

17'5" x 8'3" approx (5.31 x 2.53 approx)

Tiled flooring, tiled splashbacks, three UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, a range of wall, base and drawer units with worksurfaces over incorporating a 1 1/2 bowl and drainer unit with mixer tap, built in electric Bosch oven with Bosch induction hob above and Bosch extractor hood over, spotlights to the ceiling, space and point for a fridge freezer, space and point for a tumble dryer.

Pantry

The pantry provides useful additional storage, space and point for a washing machine, UPVC double glazed window to the side elevation, and houses 1 year old combi boiler.

First Floor Landing

Carpeted stairs lead to the landing which comprises wood effect LVT flooring, access to loft and doors to rooms, UPVC double glazed window to the front elevation.

Bedroom 1

9'8" x 10'7" approx (2.95 x 3.25 approx)

This bedroom comprises wood effect LVT flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom 2

9'9" x 9'3" approx (2.98 x 2.82 approx)

This bedroom comprises wood effect LVT flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in storage space.

Bedroom 3

7'11" x 7'4" approx (2.42 x 2.24 approx)

This bedroom comprises wood effect LVT flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bathroom

6'3" x 6'4" approx (1.91 x 1.95 approx)

Tiled flooring, tiled splashbacks, vertical heated towel rail, vanity wash hand basin with mixer tap over, WC, UPVC double glazed window to the rear elevation, L-shaped bath with mixer tap and electric shower over, spotlights to the ceiling.

Rear of Property

To the rear of the property there is a large enclosed garden is surrounded by fencing with secure gated access to the side, comprising a block paved patio area with a pergola over, an artificial lawn area, and a decked area perfect for a seating and BBQ area, 2 metal sheds, outside power.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

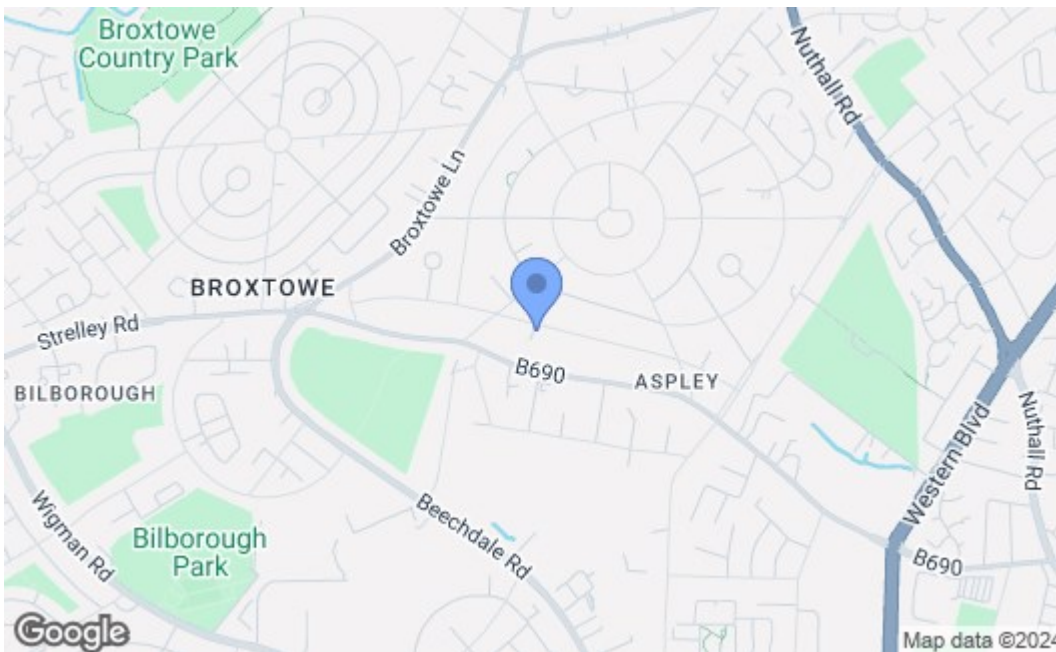
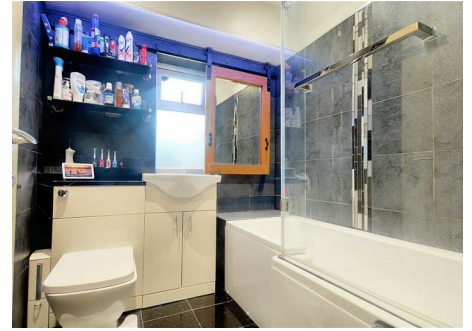
Any Legal Restrictions: No

Other Material Issues: No

I066MR/HM



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.