



Olton Avenue,  
Lenton Abbey, Nottingham  
NG9 2SQ

**£175,000 Freehold**



A traditionally styled and constructed two-bedroom mid-terrace house.

Available to the market with chain free vacant possession, this clean and tidy two bedroom property is considered an excellent opportunity for a first time buyer, investor or those looking to downsize.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen, rear hallway, WC, rising to the first floor are two bedrooms and bathroom.

Outside the property has a drive to the front, then to the rear there is an enclosed low-maintenance garden with yard/patio borders and a timber shed.

Ideally situated for easy access to the centres of Beeston and Nottingham, and well placed for the Queens Medical Centre and The University of Nottingham, this great property is well worthy of viewing.



#### Entrance Hall

UPVC double glazed entrance door, radiator and stairs leading to the first floor.

#### Sitting Room

13'6" x 11'7" (4.14m x 3.55m )

UPVC double glazed window and radiator.

#### Kitchen

13'5" x 6'6" (4.11m x 2m )

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, electric cooker with air filter above, wall mounted boiler, radiator and UPVC double glazed window.

#### Rear Hallway

With UPVC double glazed door to the exterior.

#### WC

Fitted with WC, and radiator.

#### First Floor Landing

with loft hatch.

#### Bedroom One

13'4" x 9'11" (4.07m x 3.03m )

UPVC double glazed window, radiator and walk-in wardrobe/cupboard.

#### Bedroom Two

10'11" x 8'6" (3.35m x 2.60m )

UPVC double glazed window, radiator and fitted cupboard.

#### Bathroom

Fitted with WC and wash-hand basin inset to vanity unit, bath with shower off taps, fully tiled walls, wooden window, radiator and extractor fan.

#### Outside

To the front the property has a gated drive, and to the rear the property has enclosed/yard/patio, stocked borders, further raised border and timber shed.

#### 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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

#### Disclaimer:

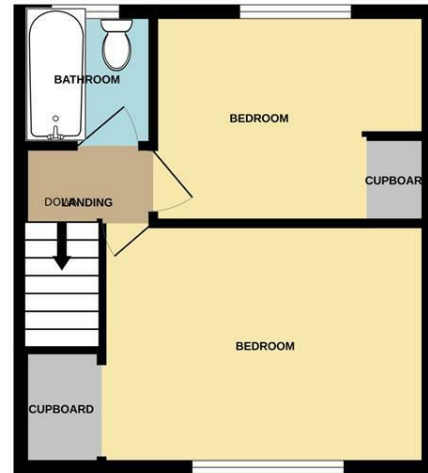
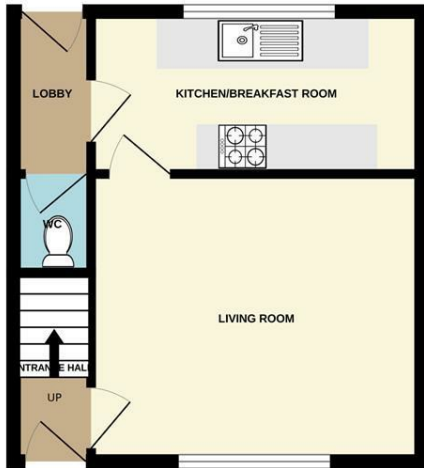
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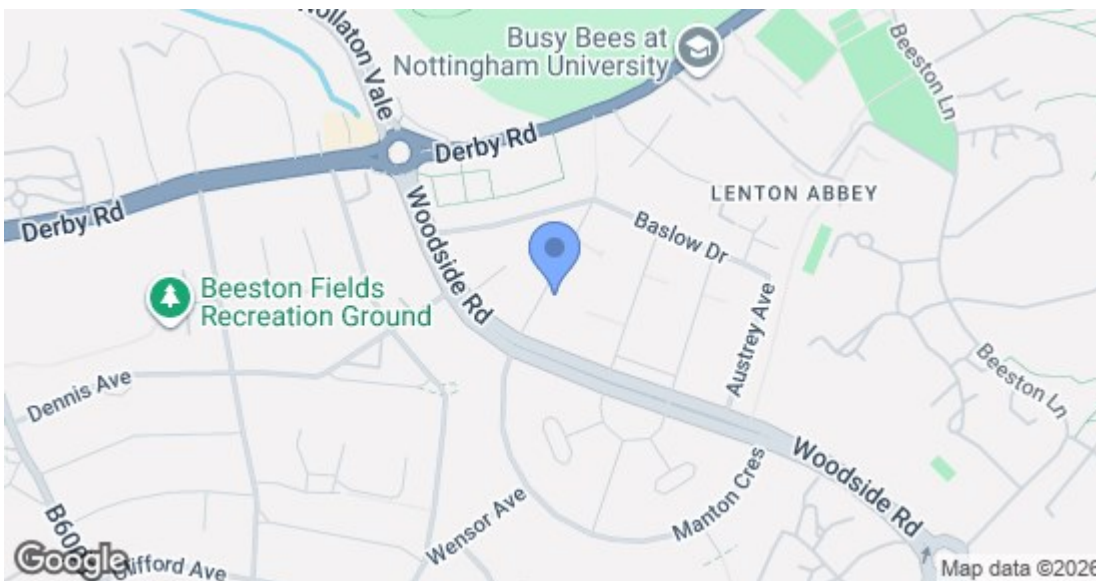


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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