

**Charlesworth Avenue
Nottingham NG7 7NR**

£150,000 Freehold

A MID TERRACED HOME OFFERING
GENEROUS LIVING SPACE WITHIN A
CONVENIENT LOCATION AND GREAT
SCOPE FOR PERSONALISATION.



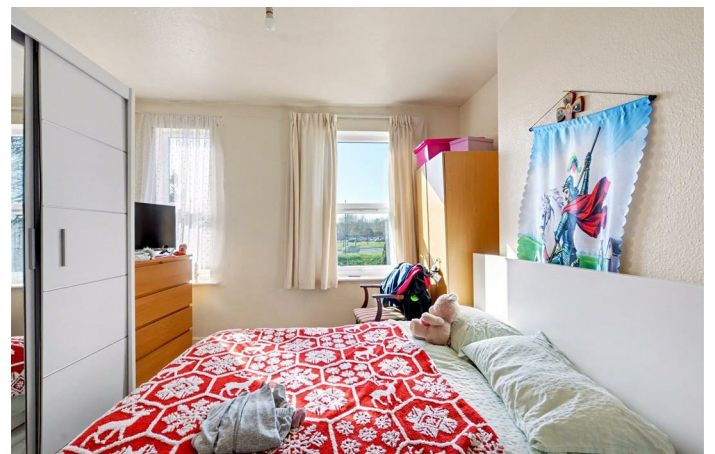
A well-proportioned and traditional mid-terraced home situated in a convenient residential location, offering spacious accommodation and ideal for investors seeking an immediate rental opportunity.

The property is currently tenanted, providing an income-generating investment from day one. Internally, the accommodation comprises a bright and comfortable lounge leading through to a generous dining room, creating a versatile living space. The kitchen is fitted with a range of wall and base units, offering practical storage and workspace, with access to the rear of the property.

To the first floor are two well-sized double bedrooms, both benefiting from good natural light, along with a spacious family bathroom fitted with a three-piece suite.

Externally, the property benefits from a front garden area and an enclosed courtyard-style rear garden with rear access, offering a low-maintenance outdoor space.

With its established tenancy, well-balanced layout and convenient location, this property represents an excellent opportunity for investors looking to expand their portfolio with a ready-made investment.



Lounge

12'5" x 11'9" approx (3.8 x 3.6 approx)

UPVC entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

Dining Room

15'8" x 11'9" approx (4.8 x 3.6 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, understairs storage cupboard, laminate flooring, staircase leading to the first floor landing.

Kitchen

9'2" x 7'2" approx (2.8 x 2.2 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, oven with four ring hob over and extractor hood above, tiled splashbacks, wall mounted boiler, laminate flooring, wall mounted radiator.

First Floor Landing

Laminate flooring, doors leading off to:

Bedroom One

12'5" x 11'9" approx (3.8 x 3.6 approx)

UPVC double glazed windows to the front elevation, laminate flooring, wall mounted radiator, storage cupboard.

Bedroom Two

12'1" x 8'10" approx (3.7 x 2.7 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

Bathroom

12'1" x 7'2" approx (3.7 x 2.2 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, panelled bath with electric shower over, handwash basin, WC, tiled splashbacks, storage cupboard.

Outside

Front of Property

To the front of the property there is a front garden area being mainly laid to lawn with access to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed courtyard style rear garden with rear access gate.

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 11mbps Ultrafast 1800mbps

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

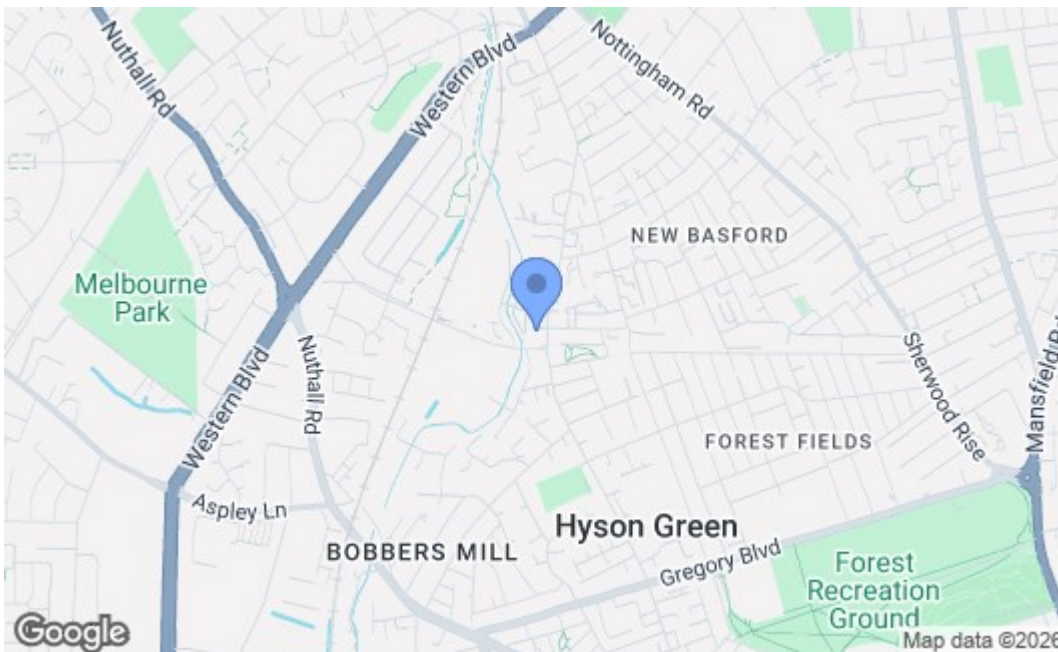
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.