

Oakmead Avenue
Nottingham NG8 3AG

FAMILY HOME FOR SALE !

Offers In The Region Of £190,000 Freehold



A well-presented three-bedroom end-terrace home offering spacious accommodation, off-road parking and a generous rear garden, situated within a popular residential location close to a range of local amenities, well-regarded schools and excellent transport links.

The property is set back from the road with a driveway providing off-road parking and a side entrance leading to the rear garden. Internally, the accommodation comprises an entrance hall, spacious lounge, fitted kitchen diner, three bedrooms and a contemporary shower room.

The lounge enjoys a pleasant front aspect and provides a bright and comfortable living space, whilst the kitchen diner is fitted with a range of wall, base and drawer units with complementary work surfaces, incorporating a double sink and drainer together with ample space for a range of appliances and useful understairs storage.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage, together with a modern shower room comprising a walk-in shower enclosure, vanity wash hand basin and low flush WC.

Outside, the rear garden features a lawn, paved patio seating area and garden shed, creating an ideal space for outdoor entertaining and family enjoyment.

Conveniently located within easy reach of local shops, supermarkets and everyday amenities, the property is also well placed for a number of schools and enjoys excellent transport connections to Nottingham city centre, the A610 and M1 motorway network, making it an ideal purchase for first-time buyers, growing families and commuters alike.



Entrance Hall

UPVC door to the side, stairs to the first floor, door to:

Lounge

11'2 x 14'3 approx (3.40m x 4.34m approx)

Double glazed window to the front, TV point, carpeted flooring, radiator, door to:

Kitchen Diner

8'5 x 17'6 approx (2.57m x 5.33m approx)

Understairs storage cupboard/pantry, vinyl flooring, radiator, space for a fridge freezer, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, space for a tumble dryer, space for a cooker, cooker hood.

First Floor Landing

Stairs to the first floor, carpeted flooring, double glazed window to the side, access hatch to the loft, doors to:

Bedroom 1

9'8 x 10' approx (2.95m x 3.05m approx)

Single glazed window to the front, built-in wardrobes, carpeted flooring, radiator.

Bedroom 2

9'5 x 9'5 approx (2.87m x 2.87m approx)

Laminate flooring, built-in storage cupboard, single glazed window to the rear, radiator.

Bedroom 3

7'5 x 6'5 approx (2.26m x 1.96m approx)

Laminate flooring, radiator, single glazed window to the rear.

Bathroom

Tiled flooring, tiled splashbacks, single glazed window to the rear, heated towel rail, low flush w.c., vanity wash hand basin with mixer tap, built-in storage, shower cubicle with mains fed shower and separate shower attachment.

Outside

There is a driveway to the front providing off road parking, side gate, lawned garden and shed walk-in access.

To the rear there is a lawned garden with a paved patio, garden shed and fencing to the boundaries.

Additional Information

Council Tax - Nottingham Council Band A

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 61mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

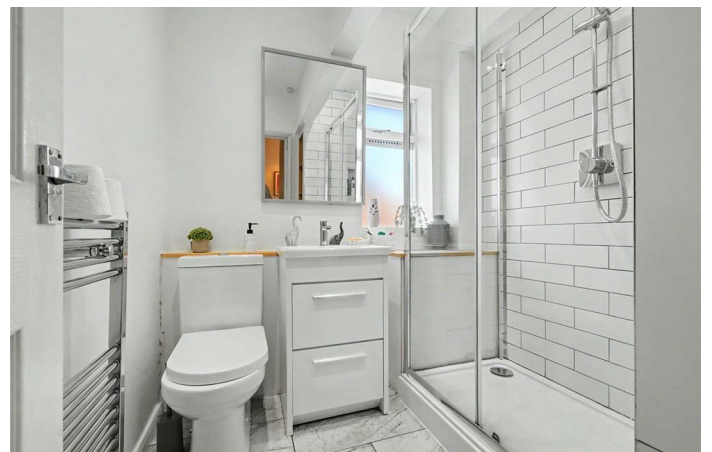
Flood Risk – No flooding in the past 5 years

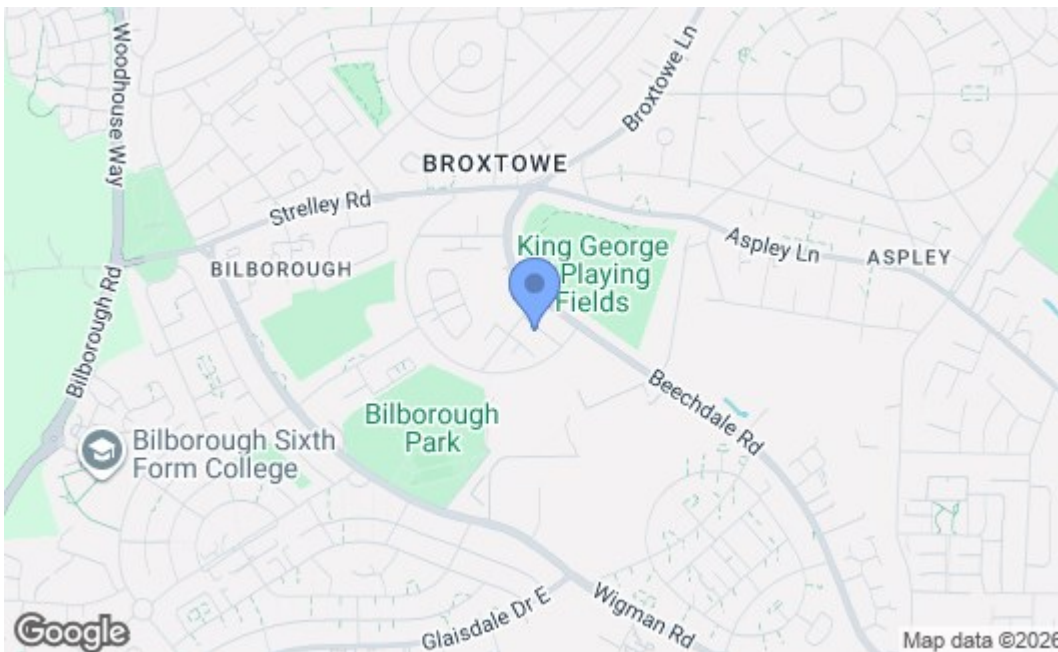
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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