

Robert Ellis

look no further...



Allendale Avenue,
Aspley, Nottingham
NG8 5SE

£140,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



Situated in this popular and convenient residential location, well placed for local shops, schools and transport links. This great property is considered an ideal opportunity for first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises entrance hall, lounge, kitchen, dining room, playroom and WC to the ground floor, with three bedrooms and a bathroom to the first floor.

To the front of the property you will find a concrete driveway and to the rear is a generous garden which includes a patio, lawned area and a range of mature shrubs.

This property is in need of renovating and modernising and benefits from chain free vacant possession.



Entrance Hall

uPVC double glazed front door, stairs to the first floor and door to the lounge.

Lounge

14'2" x 10'10" (4.33 x 3.31)

Laminate flooring, useful understairs storage cupboards, gas fire, uPVC double glazed window to the front, radiator and door to the kitchen.

Kitchen

8'11" x 8'3" (2.73 x 2.54)

With a range of wall, base and drawer units, work surfaces, sink with drainer, integrated electric oven, integrated electric hob, tiled splashbacks, space for a fridge/freezer, uPVC double glazed window to the rear and opening to the dining room.

Dining Room

8'5" x 8'2" (2.58 x 2.5)

Laminate flooring, radiator and uPVC double glazed door and window to the playroom.

Playroom

10'2" x 10'2" (3.1 x 3.1)

Carpeted room with space for a washing machine and tumble dryer, French doors with flanking window to the garden and door to the WC.

WC

With a WC, pedestal wash hand basin and a rooflight.

First Floor Landing

Loft hatch and doors to the bathroom and three bedrooms.

Bedroom 1

10'6" x 9'8" (3.22 x 2.96)

Carpeted double bedroom with uPVC double glazed window to the front and radiator.

Bedroom 2

10'0" x 9'2" (3.05 x 2.81)

Carpeted bedroom with built-in wardrobe, uPVC double glazed window to the rear, radiator and a built-in storage cupboard housing the combination boiler.

Bedroom 3

7'10" x 6'10" (2.4 x 2.1)

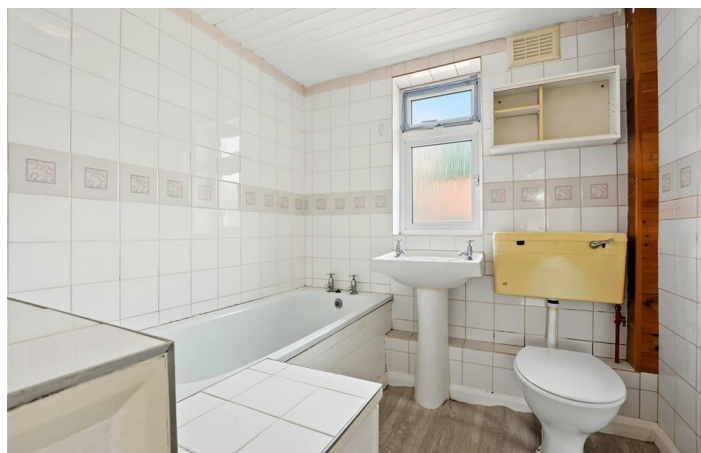
Laminate flooring, uPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three piece suite comprising panel bath, pedestal wash hand basin and WC. Tiled walls, uPVC double glazed window to the front and radiator.

Outside

To the front of the property you will find a concrete driveway and to the rear is a generous garden which includes a patio, lawned area and a range of mature shrubs.



Robert Ellis
ESTATE AGENTS



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		
	68	79
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.