



**4 Kenslow Avenue, Nottingham,
Nottinghamshire NG7 5LD**

Offers Over £160,000

Tel: 0115 9680268



- Traditional Terraced House
- Three Bedrooms
- Front & Rear Gardens
- Close To City Centre
- Modern Kitchen Diner
- Neutral Shower Room

A conveniently placed spacious three-bedroom traditional mid terraced house on the door step of the city centre. The current owners have recently upgraded the bathroom to a modern shower room and a fabulous bright and spacious dining kitchen fitted with a range of high gloss easy on the eye units. This property is perfectly suited for those first time buyers looking for an excellent step onto the property ladder and comes offered to the market with the advantage of no upward chain.

The accommodation comprises a freshly decorated entrance hall, generous yet cosy lounge, recently renovated open plan kitchen diner with a range of sleek and stylish units. To the first floor landing there is access into the three bedrooms including two doubles and shower room with three piece suite.

Externally, the property is located on the side with the larger frontages perfect for those wanting to have potential for a driveway for off road parking. Currently there is a brick walled frontage with natural gateway opening which opens onto a pebbled garden area with pathway to the front entrance door and plenty of mature planting. To the rear of the property there is a low maintenance block paved patio area with secure fencing and gate that provides rear access.

ENTRANCE HALL

w: 1.96m x l: 1.04m (w: 6' 5" x l: 3' 5")

With a ceiling light point and stairs providing access to the first floor landing.

LOUNGE

w: 4.17m x l: 3.28m (w: 13' 8" x l: 10' 9")

A spacious lounge with a wall mounted fire with back boiler. There is also a radiator, ceiling light point, double glazed window to the front elevation and an internal door opening into the:

KITCHEN DINER

w: 4.11m x l: 2.54m (w: 13' 6" x l: 8' 4")

A recently upgraded kitchen diner that has been fitted with a stylish range of high gloss wall cupboards, base units and drawers with wall cupboards, base units and drawers with working surfaces over with inset sink. Space for a free standing cooker, space for a free standing fridge/freezer and plumbing for a washing machine. There is also a ceiling light point, large understairs storage cupboard, two double glazed windows to the rear elevation and composite door opening onto the rear garde.

STORAGE ROOM

w: 2.34m x l: 0.81m (w: 7' 8" x l: 2' 8")

A handy yet deceptively large understairs storage room which could easily be altered into a downstairs WC.

FIRST FLOOR LANDING

w: 2.34m x l: 0.81m (w: 7' 8" x l: 2' 8")

With a ceiling light point.

BEDROOM ONE

w: 2.95m x l: 2.92m (w: 9' 8" x l: 9' 7")

A well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 2.97m x l: 2.64m (w: 9' 9" x l: 8' 8")

A second generous bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.34m x l: 2.06m (w: 7' 8" x l: 6' 9")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

OUTSIDE

Externally, the property is located on the side with the larger frontages perfect for those wanting to have potential for a driveway for off road parking. Currently there is a brick walled frontage with natural gateway opening which opens onto a pebbled garden area with pathway to the front entrance door and plenty of mature planting. To the rear of the property there is a low maintenance block paved patio area with secure fencing and gate that provides rear access.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



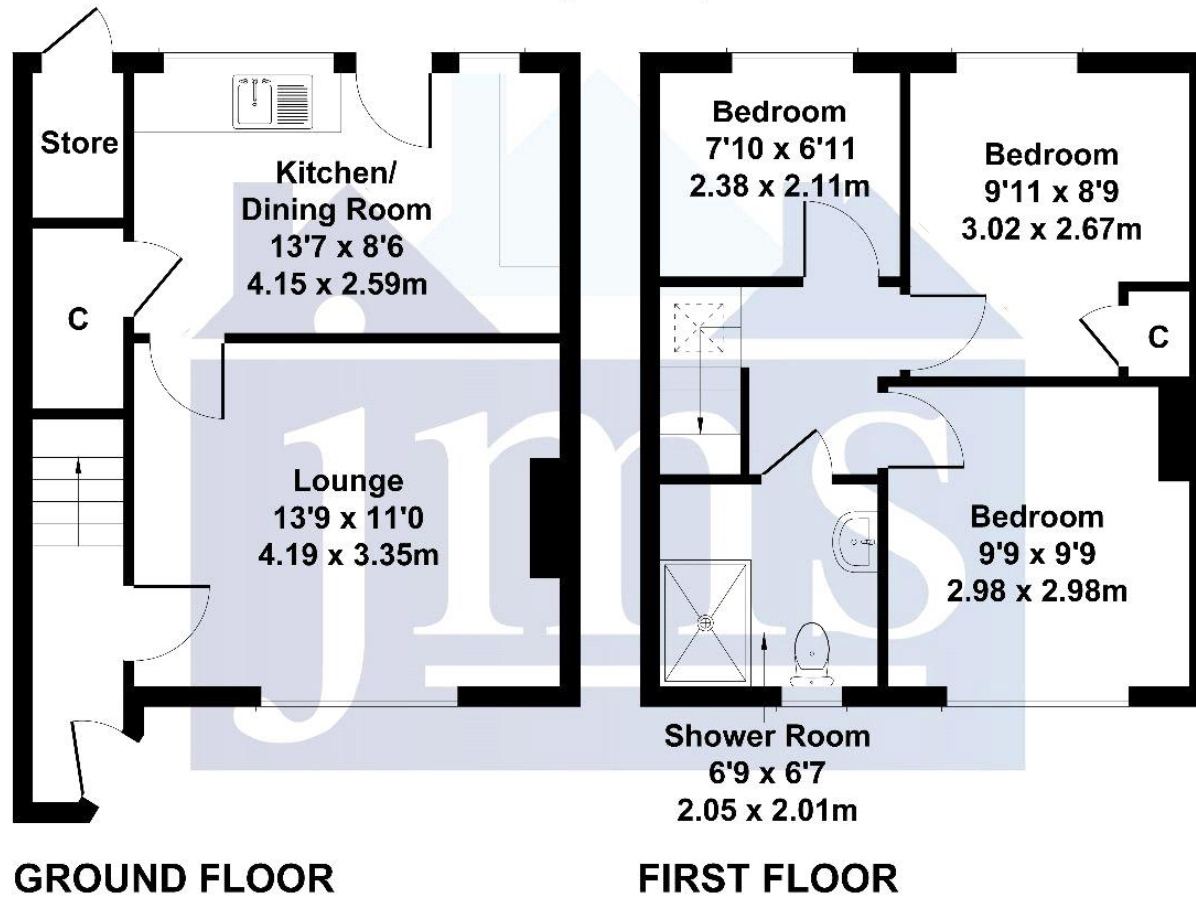






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Approximate Gross Internal Area
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

