34 Shelton Avenue, Nottingham,
Nottinghamshire NG15 7QA

£875 pcm

Tel: 0115 9680268

- Semi Detached House
- Popular Residential Location
- Viewing Essential
- Brand New Flooring Throughout
- Two Bedrooms
- Neutral Decor Throughout

A convenient & well-presented two bedroom semi detached house which benefits from tasteful modern improvements with new flooring, neutral décor throughout in this well proportioned yet cosy home which truly is a perfect place to move in and enjoy this charming home. Not only is this property neat and tidy both inside and out and also comes located in a lovely quiet residential spot with easy transport access into both Hucknall and Nottingham.

The accommodation comprises an entrance hall with substantial storage cupboard, neutral kitchen and a lounge with bay window facing the rear elevation. To the first-floor landing there are two bedrooms including a substantial double and a family bathroom.

Externally, there is a shared access driveway running between this and the neighbouring property which provides access to the garage to the rear of the property. To the rear garden there is a low maintenance artificial lawned area, secure fencing to one side and an opening in front of the garage which is versatile as could be utilised as extra garden space or off-road parking.

An early viewing is highly advised to avoid the disappointment of missing out on this conveniently placed little gem of a property which we will assume will subject to high levels of interest when this property hits the ever busy rental market.

ENTRANCE HALL
w: 1.55m x l: 0.91m (w: 5' 1" x l: 3')
With a ceiling light point and a large handy storage cupboard.

KITCHEN
w: 2.41m x l: 2.13m (w: 7' 11" x l: 7')
A well maintained compact kitchen having everything you could possibly need. There is a range of wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated electric oven. Free standing cooker, space for a free standing fridge/freezer. Plumbing for washing machine and a double glazed window to the front elevation.

LOUNGE
w: 4.24m x l: 3.68m (w: 13' 11" x l: 12' 1")
A good sized modern living room with a feature fireplace, radiator, ceiling light point and door opening into the kitchen which has the stairs to The first floor landing and double glazed bay window and a door opening onto the rear garden.

FIRST FLOOR LANDING
w: 1.83m x l: 0.64m (w: 6' x l: 2' 1")
With ceiling light point, loft hatch and a double glazed window to the side elevation.

BEDROOM ONE
w: 3.38m x l: 2.77m (w: 11' 1" x l: 9' 1")
A good sized double bedroom with radiator, ceiling light point and two double glazed windows to the rear elevation.

BEDROOM TWO
w: 2.46m x l: 1.83m (w: 8' 1" x l: 6')
A second bedroom with radiator, ceiling light point and a double glazed window to the front elevation.

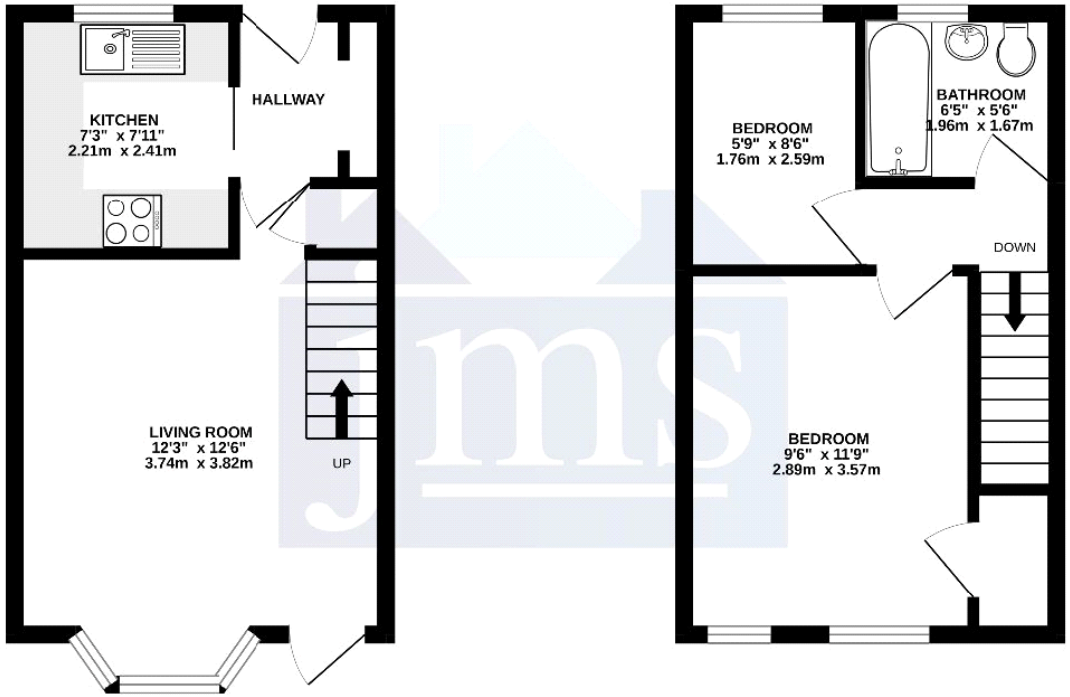
BATHROOM
w: 1.83m x l: 1.55m (w: 6' x l: 5' 1")
A bathroom with three piece suite comprising of a panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC, part tiled walls, ceiling light point, radiator and an obscure double glazed window to the front elevation.

OUTSIDE
Externally, there is a shared access driveway running between this and the neighbouring property which provides access to the garage to the rear of the property. To the rear garden there is a low maintenance artificial lawned area, secure fencing to one side and an opening in front of the garage which is versatile as could be utilised as extra garden space or off road parking.

VIEWING INFORMATION
Viewing of the property is strictly by appointment only. To book a viewing please call our lettings team on our office number 0115 968 0268.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 522sq.ft. (48.5 sq.m.) approx.

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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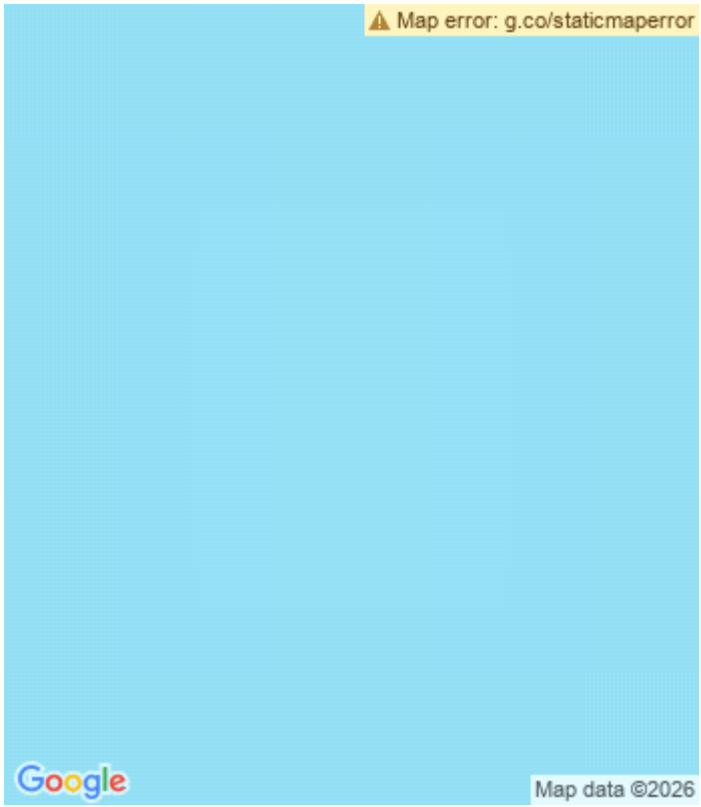

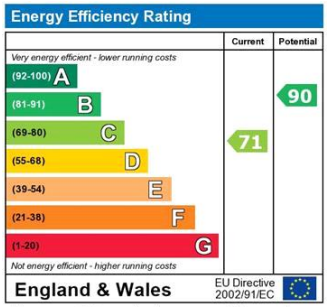

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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