



**23 Ealing Avenue, Nottingham,
Nottinghamshire NG6 0BB**

£120,000

Tel: 0115 9680268



- Two Double Bedrooms
- Quiet Residential Road
- Viewing Highly Recommended
- Excellent Investment
- No Upward Chain
- Two Reception Rooms

An ideal starter home or one to add to your rental portfolio, this two bedroom traditional terraced house is well proportioned throughout with two double bedrooms, lounge, deceptively spacious kitchen and a generous sized rear garden which comes offered to the market with the advantage of no upward chain.

The accommodation comprises an initial front lounge reception room, spacious kitchen with plenty of room for a central dining table and a ground floor bathroom. To the first floor landing there are two double bedrooms.

Externally the property is located on a no through road making it a pleasant and quiet residential street to live on with plenty of space either side of the road for on street parking. To the rear of the property there is a well proportioned rear garden with an initial patio area, ample turfed lawn and a couple of handy outbuildings accessed externally off the back of the property itself.

LOUNGE

w: 3.53m x l: 3.25m (w: 11' 7" x l: 10' 8")

A naturally light front reception room with a radiator, ceiling light point and a double glazed window to the front elevation.

KITCHEN

w: 3.78m x l: 3.28m (w: 12' 5" x l: 10' 9")

A deceptively spacious kitchen with wall cupboards, base units and drawers. Working surfaces with inset sink Free standing cooker, space for a fridge/freezer, plumbing for a washing machine, access door to the stairs rising to the first floor landing, double glazed window to the rear elevation and access into the:

REAR LOBBY

w: 1.63m x l: 0.97m (w: 5' 4" x l: 3' 2")

With access into the downstairs bathroom and an external double glazed door opening onto the rear elevation.

BATHROOM

w: 0.76m x l: 0.76m (w: 2' 6" x l: 2' 6")

With three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 0.76m x l: 0.76m (w: 2' 6" x l: 2' 6")

With a ceiling light point.

BEDROOM ONE

w: 3.78m x l: 3.25m (w: 12' 5" x l: 10' 8")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window.

BEDROOM TWO

w: 3.56m x l: 3.25m (w: 11' 8" x l: 10' 8")

A second spacious double bedroom with a radiator, ceiling light point and a double glazed window.

OUTSIDE

Externally the property is located on a no through road making it a pleasant and quiet residential street to live on with plenty of space either side of the road for on street parking. To the rear of the property there is a well proportioned rear garden with an initial patio area, ample turfed lawn and a couple of handy outbuildings accessed externally off the back of the property itself.

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.

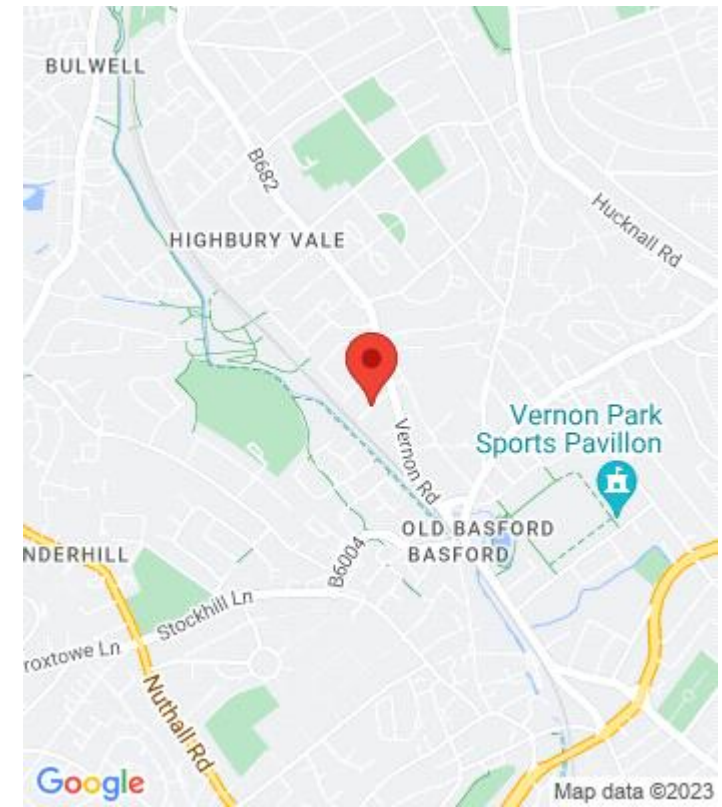
FIXTURES & FITTINGS

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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