



Charnock Avenue, Wollaton, Nottingham, NG8 1AE
£230,000 Freehold


MARTIN&CO

Charnock Avenue, Wollaton

3 Bedrooms, 1 Bathroom

£230,000

- Three Bedroom Mid Terrace
- Sought After & Desirable Location
- Close To QMC, UoN, Wollaton Hall & Deer Park
- Off Road Parking
- TLC & Refurbishment Required
- Dual Aspect Living Room
- Open Plan Kitchen/Diner

Affording an unbeatable location, in close proximity of the QMC, University of Nottingham, A52, Wollaton Hall & Deer Park and the City Centre, this three bedroom mid-terrace property requires some TLC and refurbishment but makes for the perfect opportunity for a buyer looking to put their own stamp on a property or investor looking to acquire a gem for their portfolio. The accommodation comprises of an entrance hall, dual aspect living room, open plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



kitchen/diner, three well proportioned bedrooms alongside a family bathroom. Externally, the property has an enclosed rear garden, front garden and off road parking. Being offered to the market with on onward chain and attractively priced, early viewing is strongly recommended.

HALLWAY 5' 9" x 2' 10" (1.75m x 0.86m) Accessed via an external uPVC door with fitted carpet, stairs rising to the first floor and ceiling light.

LIVING ROOM 16' 11" x 10' 10" (5.16m x 3.3m) With fitted carpet, dual aspect uPVC double glazed windows to the front and rear elevations, wall mounted radiator and ceiling light.

KITCHEN 16' 11" x 10' 6" (5.16m x 3.2m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, inset hob with extractor over, washing machine plumbing, vinyl floor covering, two uPVC double glazed windows to the rear

elevation and ceiling light. The dining area has fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

REAR LOBBY With an external uPVC door to the rear garden, vinyl flooring, under stairs storage cupboard and ceiling light.

LANDING With fitted carpet, uPVC double glazed window to the rear elevation, loft hatch and two ceiling lights.

MASTER BEDROOM 12' 6" x 9' 8" (3.81m x 2.95m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 1" x 8' 5" (3.07m x 2.57m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage and ceiling light.

BEDROOM THREE 9' 3" x 6' 10" (2.82m x 2.08m) With

fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM 8' 1" x 6' 9" (2.46m x 2.06m) Comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl flooring, opaque uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys an enclosed garden which is mainly laid to lawn with mature shrubs, fence and hedge boundary and secure gate. To the front is a laid to lawn garden, a range of mature shrubs and trees, hedge boundary, slabs proving an off road parking space and shared access pathway to the rear garden.









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