



Squires Avenue
Nottingham

burchell
edwards

Squires Avenue Nottingham NG6 8GD

for sale offers over
£200,000



Property Description

The accommodation briefly comprises an entrance hall which leads into a useful study area, ideal for home working, together with a comfortable front-facing lounge providing a welcoming space to relax.

To the rear of the property is a well-appointed kitchen diner, creating the perfect hub for everyday living and entertaining, alongside the convenience of a downstairs WC.

To the first floor are two well-proportioned bedrooms served by the family bathroom.

Externally, the property benefits from both front and rear gardens, with the enclosed rear garden offering an excellent space for outdoor enjoyment and detached garage offering convenient storage space. A driveway provides off-road parking.

Immaculately maintained throughout, this is a true "drop your bags and move straight in" home, offering modern living with nothing for the new owner to do but enjoy.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Entrance Hallway

Accessed via a composite door with tiled flooring having a study area with a rear facing UPVC double glazed window, stairs to the first floor and a door leading to the lounge.

Lounge

Having feature log burner with front facing UPVC double glazed window and radiator.

Lobby

Giving access to WC and with UPVC rear door leading out to the garden.

Kitchen

Accessed via the lounge and comprising of wall and base units with worksurface over, inset one and a half bowl sink and drainer with mixer tap, integrated electric hob and oven with extractor hood, space and plumbing for washing machine and space for tumble dryer, space for a fridge and freezer with UPVC double glazed window to the rear and a door leading to the lobby.

WC

Accessed via the lobby having a low level WC.

First Floor Landing

Having a side facing UPVC double glazed window

Bedroom One

Having front facing UPVC double glazed window, built in storage cupboard housing the central heating boiler and radiator.

Bedroom Two

Having a storage cupboard, radiator and rear facing UPVC double glazed window.

Family Bathroom

Having a three piece suite comprising of panelled bath with mains fed shower over and mixer tap, low level WC and pedestal wash hand basin, part tiled splashbacks and a rear facing UPVC double glazed window.

Outside

To the front of the property is a gated, decorative gravel driveway providing off road parking with path.

The fully enclosed rear garden is laid to lawn with patio seating area and path spanning the length of the garden with further artificial lawn entertaining space with storage garage having up and over door and side access door.

Rear

Fully enclosed with laid lawn and a tap, a patio seating area, with a path spanning the length of the garden with fishpond, also having an artificial lawn entertaining area with a storage garage having up and over door and side access door.

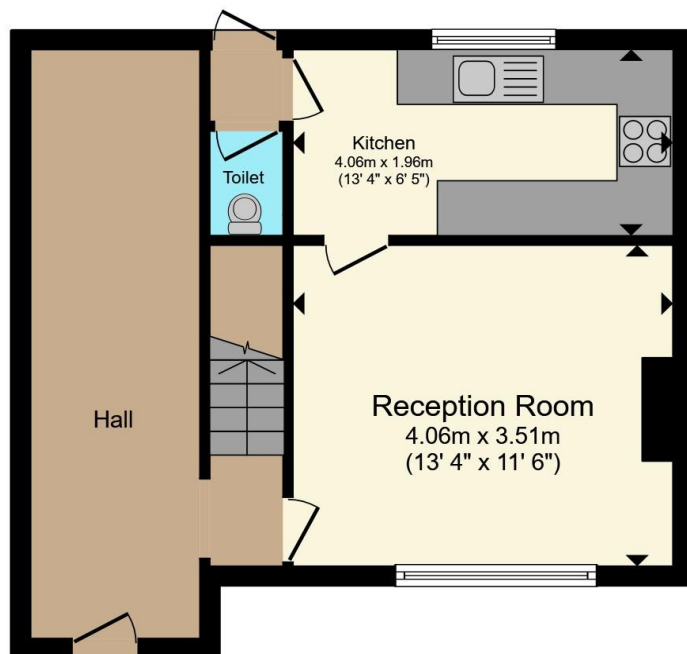
Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

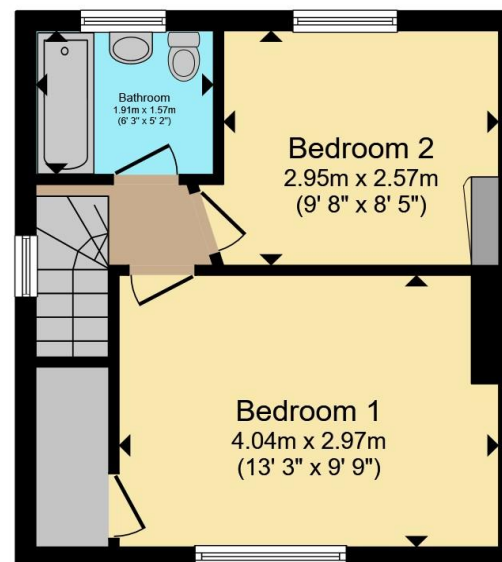








Ground Floor



First Floor

Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105243



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK105243 - 0001