

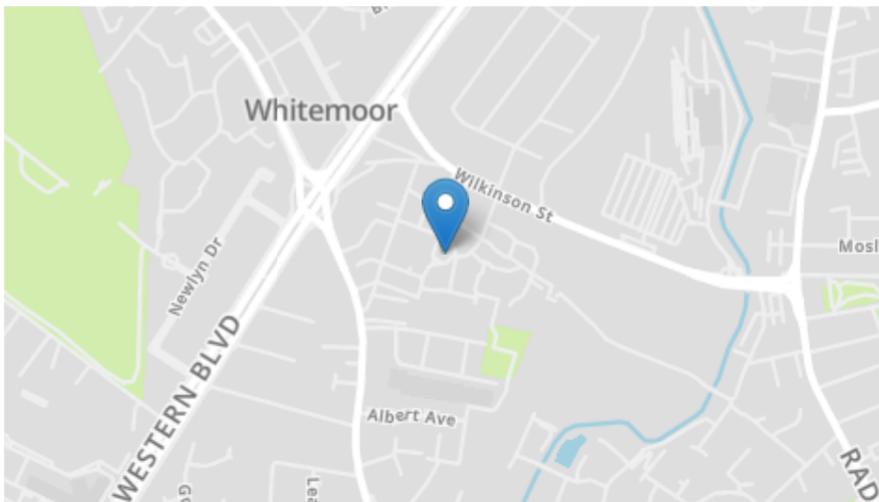
Aberford Avenue, Nottingham, NG8 5FQ

£150,000



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- 3 Storey Mid Town House
- 3 Bedrooms
- Generous Lounge
- Downstairs WC & Utility Room
- Off Road Parking
- South Facing, Low Maintenance Rear Garden
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 30025286

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* DO THE WORK, ADD THE VALUE! \*\*\* Requiring cosmetic work, this spacious 3 bed town house on the outskirts of Nottingham City Centre has generous accommodation over 3 floors and off street parking. With NO UPWARD CHAIN, it's an excellent opportunity for first time buyers & investors. In brief, the accommodation comprises: entrance hall, wc, utility room, and generous kitchen to the ground floor, first floor landing to lounge, bedroom 3 and family bathroom, with bedrooms 1 & 2 (balcony to bedroom 1) on the second floor. Outside, a paved driveway provides off street parking for at least 2 cars and Wilkinson Street tram stop is also within walking distance. The rear garden is south is low maintenance, leaving you more time to yourself. Nottingham City Centre is a short commute and there is easy access to the ring road too. This one is sure to get snapped up, so call us now on 01159385577 (option 1) to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, understairs storage cupboard and doors to the WC, kitchen, utility room & cloakroom.

### WC

WC, pedestal sink unit.

### Utility Room

2.43m x 1.47m (8' 0" x 4' 10") Work surfaces incorporating an inset sink & drainer unit, plumbing for washing machine and wall mounted combination boiler.

### Kitchen

4.18m x 3.75m (13' 9" x 12' 4") A range of matching wall & base units, work surface incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge and freezer. UPVC double glazed window to the rear and radiator. Door to the rear garden.

## First Floor

### Landing 1

Built in storage cupboard, stairs to the first floor and doors to the lounge, bedroom 3 and bathroom.

### Lounge

4.2m x 3.71m (13' 9" x 12' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.12m x 2.18m (1.77m min) (10' 3" x 7' 2") UPVC double glazed window to the front and radiator.



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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### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail and obscured uPVC double glazed window to the front.

## Second Floor

### Landing 2

Doors to bedrooms 1 & 2.

### Bedroom 1

4.27m x 3.03m (14' 0" x 9' 11") UPVC double glazed window to the rear, 2 double wardrobes and wooden door to the balcony.

### Bedroom 2

3.72m x 3.18m (12' 2" x 10' 5") UPVC double glazed window to the front and radiator. Access to the fire escape.

### Outside

To the front of the property is a paved driveway with parking for 2/3 cars. The low maintenance South facing rear garden comprises a paved patio seating area, external tap and is enclosed by timber fencing to the perimeter with gated access to the rear.

### Agents Note

The seller has provided us with the following information: the boiler is located in the utility room on the ground floor and is around 7 years old. It was last serviced in 2025.