

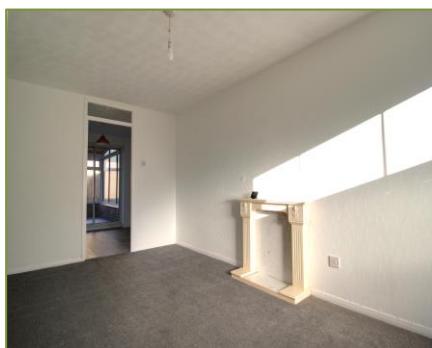
# For Sale



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Woodland Avenue,

Highbury Vale, NG6 9BY

**Price:** £140,000



# Woodland Avenue, Highbury Vale, Nottingham

## Price: £140,000



### Information

HIGHBURY VALE. This modern two bedroom end-terrace is situated on a popular cul-de-sac with easy access to the city by bus or tram. The property is chain-free, is presented neutrally, and would make for an excellent first time buy, or investment opportunity. The house is double glazed, has electric heating, and the benefit of a conservatory to the rear.

### Description

#### Entrance Lobby

Carpeted. A small cupboard provides storage for coats and shoes.

#### Living Room

Carpeted. Double glazed window to front. Neutral decor

#### Dining Kitchen

Fitted kitchen with wall and floor cupboards and roll-top work-surfaces. Electric wall heater. Vinyl Flooring. Doors lead to conservatory.

#### Conservatory

UPVC Conservatory with doors leading out to the garden. Vinyl flooring.

#### Stairs & Landing

Carpeted. Doors lead off to bedrooms and bathroom.

#### Bedroom 1

Double Glazed window to front. Neutral Decor. Electric Heating. Carpeted floor.

#### Bedroom 2

Double Glazed window to rear. Neutral Decor. Electric Heating. Carpeted floor.

#### Bathroom

With Three piece bathroom suite and shower over bath. Vinyl flooring. Window to rear elevation.

### Summary of accommodation

- Chain Free
- Close to Tram
- Gardens Front & Rear
- Garage & Off-Road Car Parking
- Great First Time Buy or BTL Opportunity
- Popular Cul-De-Sac Location

### Outside

Set back from the road behind a mature hedge, the front garden is lawned. To the rear there is a good sized garden with patio and lawn. At the front there is off-road carparking for one car, and a single garage with up and over door.

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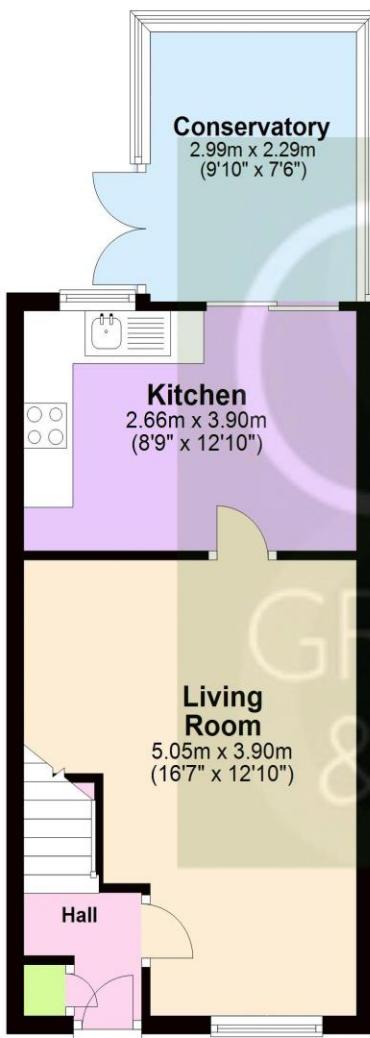
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### Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



### First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 sq. feet)

