

14 Kenny Avenue| NG11 7HH | Guide Price £305,000 - £310,000

ROYSTON & LUND

GUIDE PRICE £305,000Three Bedrooms - £315,000

NO CHAIN

Ample Off Street Parking

Downstairs WC

Built In Wardrobes

Ensuite

 Close By To Numerous Amenities

■ EPC Rating - C

 Freehold - Council Tax Band - C

















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NO CHAIN

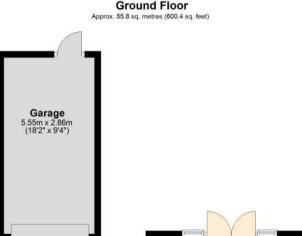
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Wilford.

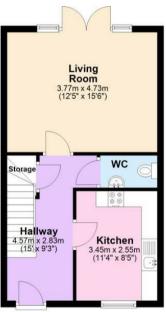
Situated close by to numerous amenities such as being a short drive from highly sought after schools, pubs and restaurants on Central Avenue, not to mention Wilford Tram stop allowing easy access to the city centre.

Interior accommodation comprises of a generous size living room with French doors that lead to the rear garden. The kitchen is an ample size with integrated kitchen appliances such as an oven, hob and extractor fan, with more than enough room for freestanding appliances. The ground floor also boasts a downstairs WC and under stair storage.

To the first floor there are three well proportioned bedrooms. The main bedroom being a double and benefits from built in wardrobes and an en suite shower room. Bedroom two also benefits from built in wardrobes. Bedroom three is a good size single. All bedrooms have access to a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via single driveway leading up to a large single garage which furthermore allows access into the rear garden. The rear garden is low maintenance with a patio area to start leading onto a lawn area which is enclosed by fenced borders.





Total area: approx. 98.2 sq. metres (1057.1 sq. feet)



3.45m x 3.00m (11'4" x 9'10")

En-suite

1.82m x 1.97m (6' x 6'5")

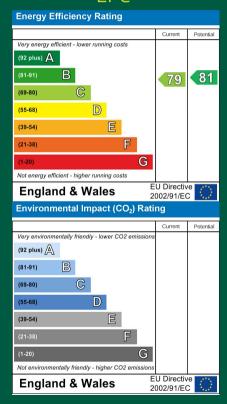
First Floor







EPC



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