

Dorket Drive, Nottingham, Nottinghamshire NG8 1AD



£195,000



CALLING CASH BUYERS. The Nottingham are pleased to offer for sale this extended semi-detached bungalow, situated on an larger than average sized plot. The accommodation includes an entrance hall, spacious living room and open plan dining kitchen, three bedrooms with one benefiting from an en-suite bathroom, family bathroom, off road parking and generous sized gardens. **CALL TO VIEW**

Entrance Hall

14'10" x 5'6"

An UPVC door gives access to an entrance hall which has access to the bedroom and living room accommodation. The hallway has laminate flooring, single radiator, coving to the ceiling and plate rack.

Living Room

17'5" x 11'5"

With a double glazed window to the front aspect, single radiator and beams to the ceiling.

Dining Kitchen

17'8" x 8'7"

With a range of wall and base mounted units set to rolled edge work surfacing, plumbing and space for automatic washing machine, stainless steel sink and double drainer, space for appliances, single radiator, two double glazed windows to the rear aspect and tiled splashbacks.

Bedroom One

11'8" x 11'6"

With double glazed window to the front aspect and single radiator.

Bedroom Two

11'4" x 8'7"

With double glazed window to the rear aspect, single radiator and coving to the ceiling.

Bedroom Three

15'1" x 7'9"

Having double glazed windows to the front and side aspect and double radiator.

En-suite

With a shower cubicle, pedestal wash hand basin, low level WC and double glazed window to the side aspect.

Family Bathroom

5'9" x 5'8"

With a corner bath and shower over, pedestal wash hand basin, low level WC, tiled splashbacks and double glazed window to the rear aspect.

Outside

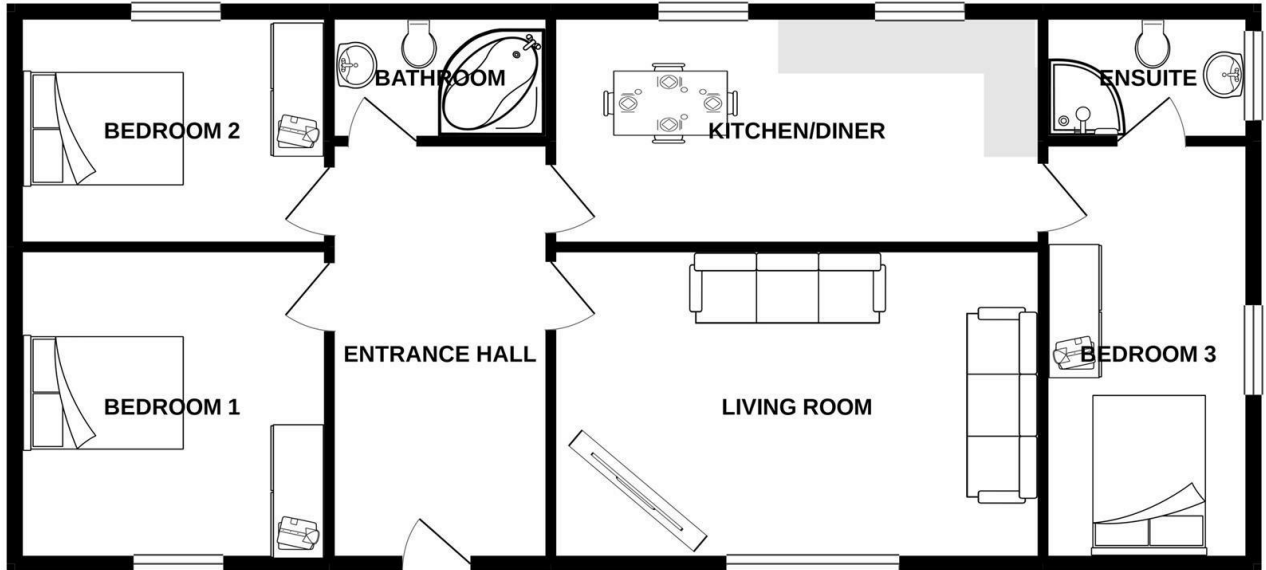
To the front of the property there is a driveway providing off road parking, lawn gardens containing a variety of shrubs and plants to the side and front aspect. The garden to the rear of the property has hard standing concrete for ease of maintenance.

GENERAL INFORMATION

Agents Note: The property is of non-standard construction and we would therefore ask any potential buyer to consult with your legal advisors and mortgage lender/broker over this matter. This property is within the Selective Licensing area for Nottingham City Council. The Nottingham Estate Agency recommends any

purchaser to seek independent legal advice for the purchase of this property. You can visit the Nottingham City Council website for further information on the Selective Licensing Scheme
<https://www.nottinghamcity.gov.uk/housing/landlords-guide-to-licensing-your-rented-properties/selective-licensing/>

GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	