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WALLACE · JONES  
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

27 Orchard Way, Sandiacre, Nottingham NG10 5NF

Asking Price Of £230,000



Two bedroom detached bungalow located in Sandiacre, Nottingham

For sale with no upwards chain and vacant possession, a two bedroom detached bungalow ideally located in this desirable location of Sandiacre and situated on a quiet cul de sac. The property requires a full refurbishment throughout but offers the potential for a new owner to really make their own stamp on things.





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### Property Description

For sale with no upwards chain and vacant possession, a two bedroom detached bungalow ideally located in this desirable location of Sandiacre and situated on a quiet cul de sac.

The property requires a full refurbishment throughout but offers the potential for a new owner to really make their own stamp on things. It benefits from gas central heating, double glazing, driveway, garage and maintained front garden. Ideally located, the property is within easy reach of shopping facilities in Sandiacre and Long Eaton including Asda, Tesco and Aldi stores, as well as many other retail outlets. There are excellent schools for all ages with Friesland senior school being within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.

**KITCHEN:** 8' 8" x 9' 8" (2.65m x 2.95m) Double glazed uPVC windows to the front and side, sink with drainer and tap.

**LIVING ROOM:** 13' 8" x 10' 6" (4.19m x 3.22m) Double glazed uPVC window to the front, electric fire, carpet and radiator.



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**BEDROOM ONE:** 11' 6" x 10' 6" (3.51m x 3.21m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM TWO:** 9' 8" x 7' 2" (2.96m x 2.20m) Double glazed uPVC door and window to the rear, carpet and radiator. Access to conservatory.

**SHOWER ROOM:** 6' 5" x 5' 10" (1.96m x 1.78m) Double glazed uPVC window to the side, fitted walk in shower, low level flush WC and sink with pedestal, towel radiator.

**CONSERVATORY:** 13' 10" x 8' 3" (4.24m x 2.52m) Double glazed uPVC French doors to rear garden and windows. Carpet and radiator.

**OUTSIDE:** To the front of the property is a driveway leading to the single garage, front established garden with shrubs and bushes. Access to the rear garden via a gate leading to paved patio and storage.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

