

5 East View, West Bridgford, NG2 7QN

ROYSTON
& LUND



Guide price £240,000

- Detached Bungalow
- Two Bedrooms
- Cul de sac location
- Fitted kitchen
- Conservatory
- Bathroom
- Driveway
- EPC D
- Single detached garage



**5 East View, West Bridgford,
NG2 7QN**

A modern two bedroom detached bungalow situated in a popular residential location with access via public transport into West Bridgford Town Centre and Nottingham City Centre. Being sold with no upward chain. The property has gas central heating, and double glazing. In brief the accommodation comprises: reception hall, L shaped lounge diner, kitchen, bedroom one and bedroom two/study stepping into conservatory and family bathroom. Externally, is off-road parking, single detached garage and enclosed rear garden. An early viewing is highly recommended.



VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

From our West Bridgford office, proceed along Rectory Road continuing straight ahead at the traffic lights into Musters Road. Take the sixth right hand turning into Eton Road and proceed through the traffic lights into Rugby Road taking the first right hand turning into Collington Way. East View is then the second cul-de-sac on the right hand side where the property is then situated on the left hand side.

Accommodation

A upvc double glazed leaded and stained glass front entrance door opens into:

Reception Hall

5'3" x 3'3" (1.60m x 0.99m)

With wall mounted electric panel heater and double glazed leaded window to the side elevation and glazed door opening to

Lounge/Diner

19'4" x 17'4" at widest (5.89m x 5.28m at widest)

An L shaped lounge/diner with double glazed leaded window to the front elevation, two radiators, with built in stone fireplace, slate hearth with gas living flame fire set upon, wooden shelving with space for television with tv aerial point, and space for storage below, coving to ceiling, and door leading to:

Kitchen

10'2" x 8'11" (3.10m x 2.72m)

Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink unit with chrome mixer tap over, set below a double glazed window to the side elevation, tiled walls, four ring Neff gas hob with extractor fan above, and oven set below, space for dishwasher, space for washing machine, space for fridge/freezer, radiator

Inner Hallway

With airing cupboard housing the combination boiler and loft hatch giving access to roof void, and doors opening to:

Bedroom One

12'8" x 10'1" to wardrobe (3.86m x 3.07m to wardrobe)

With built in wardrobes, dressing table and overhead storage, double glazed leaded window to the front elevation, radiator, coving to ceiling

Bedroom Two/Study

9'6" x 8'11" (2.90m x 2.72m)

With built in wardrobe and desk, radiator, and double glazed french door and sidelight stepping into

Conservatory

10' x 8'5" (3.05m x 2.57m)

With a solid wood construction with double glazed windows to the side and rear elevation, double patio doors stepping out to the garden and radiator

Bathroom

Fitted with a three piece suite comprising shower cubicle with electric shower over, glass concave shower screen, pedestal wash hand basin with chrome fittings, low flush w.c and fully tiled walls, opaque double glazed window to the side elevation, towel rail, and radiator, and extractor fan, recessed spotlights

Outside

To the front of the property is a low maintenance front garden which is laid to gravel and has well stocked borders with mature shrubs, block paved driveway with access to the single detached Garage at the rear and the front entrance door. There is a outside tap and the rear garden is paved with well stocked with a variety of plants and shrubs, with the driveway extends to a sizeable low maintenance space.

Detached Garage

15'7" x 8'3" (4.75m x 2.51m)

Which is of brick construction with tiled roof and power and light.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band D, which we are advised, currently incurs a charge of £1790.92. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

