



£450,000

Bungalow - Detached

Bedrooms: 6

Bathrooms: 3

Tenure: Freehold

WALTON & ALLEN are delighted to offer these TWO DETACHED BUNGALOWS which are situated on a FANTASTIC PLOT in a great location and have accommodation briefly comprising across both properties; SIX BEDROOMS, BREAKFAST/KITCHEN, LOUNGE/DINER, KITCHEN/DINING/RECEPTION ROOM, TWO UTILITY ROOMS and THREE BATHROOMS. The property benefits from a LARGE DRIVEWAY, CABIN in the garden and GARDENS. It would suit an EXTENDED FAMILY or THOSE SEEKING an easily managed RENTAL INCOME so call now to view!

MAIN BUNGALOW

Porch
Door to:

Hallway
Two radiators.

Lounge/Dining Room

13'1" x 24'6"

UPVC double glazed bay window to front aspect, uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, double radiator, radiator.

Kitchen/Breakfast Room

16'2" x 11'10"

Fitted with a matching range of base and eye level units with worktop space over, central Island 1+1/2 bowl sink with mixer tap, fitted dishwasher, fitted fridge, fitted electric double oven, five ring gas hob with extractor hood over, uPVC double glazed windows to side aspect, double radiator, double door to side garden.

Utility Room

8'0" x 9'3"

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, uPVC double glazed window to rear aspect, radiator, door to rear garden.

Bedroom 1

16'5" x 12'3"

UPVC double glazed bay window to front aspect, feature radiator.

Bedroom 2

11'10" x 11'11"

UPVC double glazed bow window to front aspect, radiator, fitted wardrobes.

Bedroom 3

11'10" x 11'8"

UPVC double glazed window to side aspect, radiator, fitted wardrobes.

Bedroom 4

11'4" x 9'1"

UPVC double glazed window to rear aspect, radiator.

Shower Room

Fitted with three piece suite comprising shower cubicle, wash hand basin and WC tiled splashbacks, uPVC double glazed window to rear aspect, heated towel rail.

Bathroom

7'8" x 6'11"

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled splashbacks, uPVC double glazed window to rear aspect, storage cupboard, heated towel rail.

SECOND BUNGALOW

Inner Hallway

Radiator, storage cupboard.

Kitchen/Dining/Reception Room

19'6" x 15'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, fitted electric double oven, four ring gas hob with extractor hood over, three uPVC double glazed windows, double door.

Bedroom 1

9'11" x 12'11"

UPVC double glazed window, fitted wardrobes, double radiator.

Bedroom 2

7'11" x 9'0"

UPVC double glazed window, double radiator.

Shower Room

Fitted with three piece suite comprising shower cubicle, wash hand basin and WC, uPVC double glazed window, heated towel rail.

Utility Room

7'5" x 7'9"

Fitted with a matching range of wall and base units with stainless steel sink and mixer tap, radiator, door to rear.

General

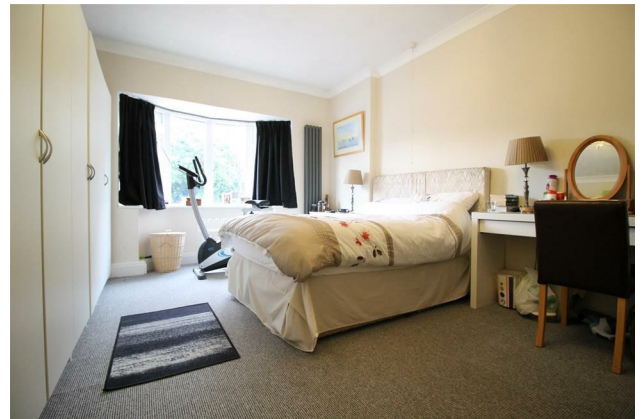
The two bungalows sit at the end of a shared private driveway. The new bungalow has an electric car charge point.

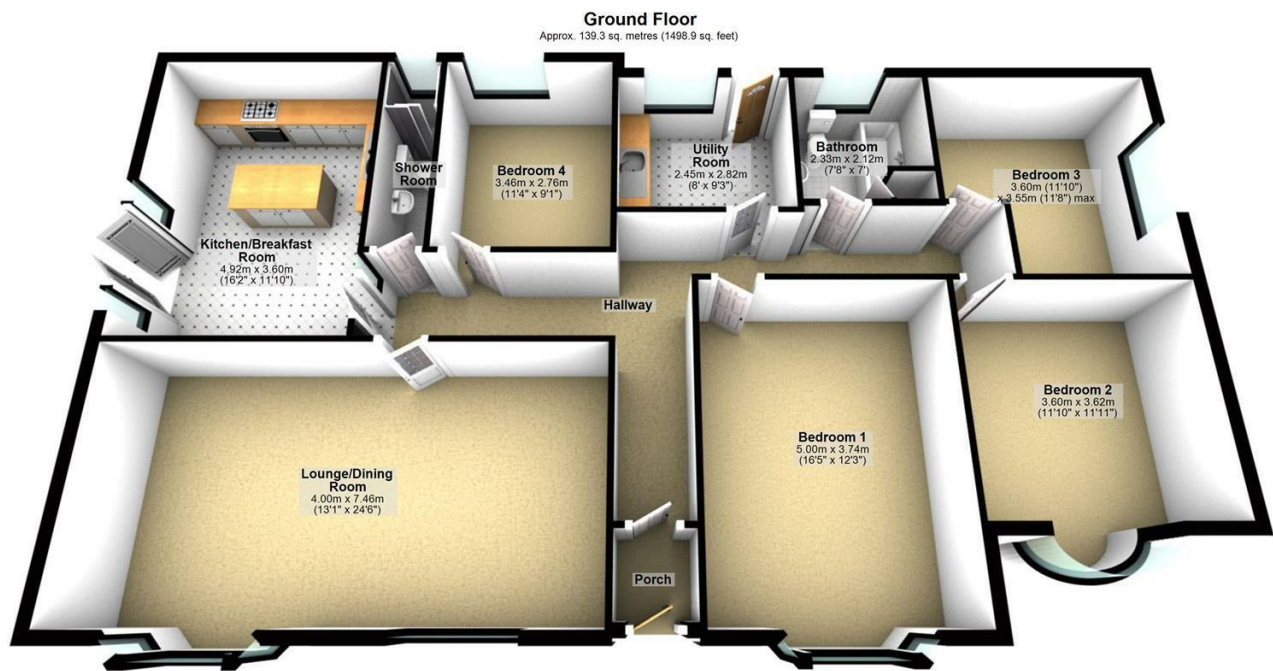
Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Disclaimer

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Total area: approx. 139.3 sq. metres (1498.9 sq. feet)

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A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	47	78
EU Directive 2002/91/EC		

Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

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