





Guide Price £270,000-£280,000

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Watson Avenue  
Bakersfield  
Nottingham  
NG3 7BL

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EPC Rating 'D'

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Recently renovated detached bungalow in a popular residential location. The property is on one level and comprises an entrance hallway, WC, three bedrooms, inner lobby, family bathroom, living / kitchen / diner and living room. To the outside is a driveway, garage and laid to lawn garden. To the rear is a landscaped garden with an allotment building which pre-dates the bungalow. This building has electric and could be converted to a garden office or workshop. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





#### COMPOSITE DOOR TO-

#### ENTRANCE HALLWAY

With original stripped wood flooring, radiator, doors to the WC, three bedrooms, inner hall and living / kitchen / diner.

#### WC

With low level WC, pedestal sink, tiled flooring and splash back and a uPVC double glazed window to the front.

#### LIVING / KITCHEN / DINING AREA

20' 7" x 20' 4" to widest point (6.29m x 6.22m)

With a range of modern fitted base units, laminate work surfaces, electric hob, electric oven, extractor fan, stainless steel sink with mixer tap, integrated fridge, freezer, dishwasher and washing machine. Tiled flooring, two radiators, recess lighting, roof lantern to ceiling, uPVC double glazed window and uPVC double glazed French doors to the rear. Door to-

#### LIVING ROOM/ BEDROOM FOUR

10' 2" x 12' 0" (3.11 m x 3.67m)

uPVC double glazed window to the rear and a radiator.

#### INNER LOBBY

Original stained glass window to the side loft hatch to ceiling, doors to storage cupboard and family bathroom.

#### FAMILY BATHROOM

Four piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, bath with mixer tap, shower enclosure with mains fed shower, partly tiled walls, tiled flooring, heated towel rail and uPVC double glazed window to the front.

#### MASTER BEDROOM

13' 2" x 11' 11" into recess (4.03m x 3.65m)

Two uPVC double glazed windows to the front and a radiator.

#### BEDROOM TWO

10' 10" x 10' 4" (3.32m x 3.16m)

uPVC double glazed window to the side and a radiator.

#### BEDROOM THREE

12' 2" x 8' 11" (3.71m x 2.73m)

Two uPVC double glazed windows to the side and a radiator.

#### OUTSIDE

To the front is parking, a garage and a laid to lawn garden with a range of plants and shrubs. To the rear is a landscaped garden with decked seating, a range of plants shrubs, allotment building which pre-dates the bungalow and benefits from electric. This building could be converted to a garden office or workshop.



Tenure: Freehold

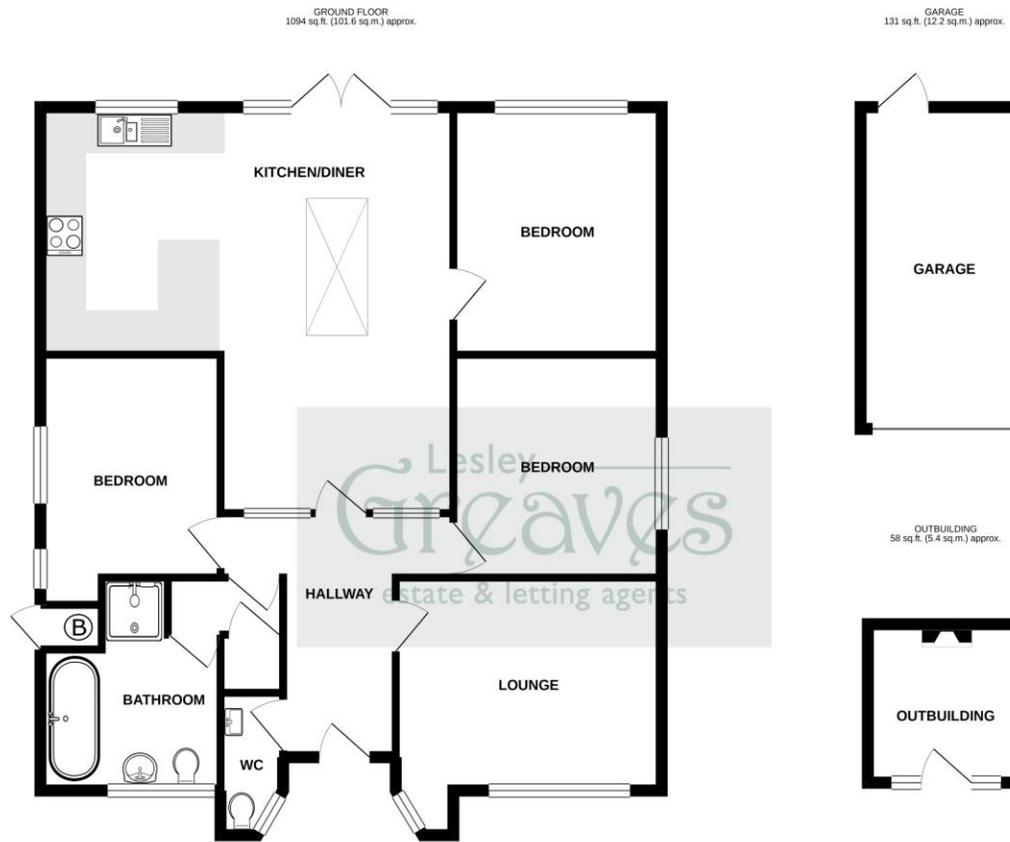
Council Tax Band C

Local Authority: Nottingham City Council

### Property Directions:

Travelling on Oakdale Road heading towards the City Centre take the last right hand turn onto Watson Avenue, prior to the round about. The property can be found on the right hand side identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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