



Birdsall Avenue,  
Wollaton Village, Nottingham  
NG8 2EH

**£335,000 Freehold**



An individual two bedroom detached bungalow displaying great potential.

Requiring some improvements though offering an excellent opportunity for the incoming purchaser to upgrade, remodel and potentially extend subject to the necessary consent, this excellent property is a rare opportunity.

In brief the internal accommodation comprises; entrance hall, lounge, kitchen diner, two bedrooms, WC and bathroom.

Outside the property sits in a mature and private plot with a drive providing car standing with the garage beyond and established gardens to both front and rear.

Available to the market with the benefit of no upward chain and being tucked away in a small and peaceful cul-de-sac yet readily accessible for a wide variety of local amenities including transport links and Wollaton Park.



### Entrance Hall

UPVC double glazed entrance door, cloak cupboard, loft hatch and heating vent.

### Sitting Room

16'10" x 11'10" (5.15m x 3.62m )

UPVC double glazed window to the front, UPVC double glazed patio door to the rear garden, heating vent and gas fire mounted on a flagstone-style hearth with stone-style surround and timber mantle.

### Kitchen Diner

13'0" x 9'10" (3.98m x 3.01m )

Fitted wall and base units, work surfacing with tiled splashback, one half bowl sink and drainer unit with mixer tap, a Parkinson Cowan gas cooker, plumbing for a washing machine, a Johnson and Starley hot air heating boiler, UPVC double glazed window and door to the exterior.

### Bedroom One

14'9" x 10'10" (4.50m x 3.32m )

Two UPVC double glazed windows, hot air heating vent and a recess cupboard.

### Bedroom Two

11'4" x 10'10" (3.47m x 3.32m )

UPVC double glazed window, hot air heating vent and fitted wardrobe.

### WC

Fitted with a low level WC and UPVC double glazed window.

### Bathroom

Fitted with a pedestal wash hand basin, bath, part tiled walls, UPVC double glazed window and hot air heating vent.

### Outside

To the front the property has a mature and established front garden with shrubs and trees providing privacy and a gravelled area. There is drive providing ample parking for three cars with as well as a garage. Gated access along side the property leads to the rear and enclosed private garden. The south-west facing rear garden comprises of a

covered patio area, outside tap, lawn, mature shrubs and trees, stocked beds and borders.

### Garage

16'9" x 8'7" increasing to 12'11" (5.11m x 2.64m increasing to 3.95m )

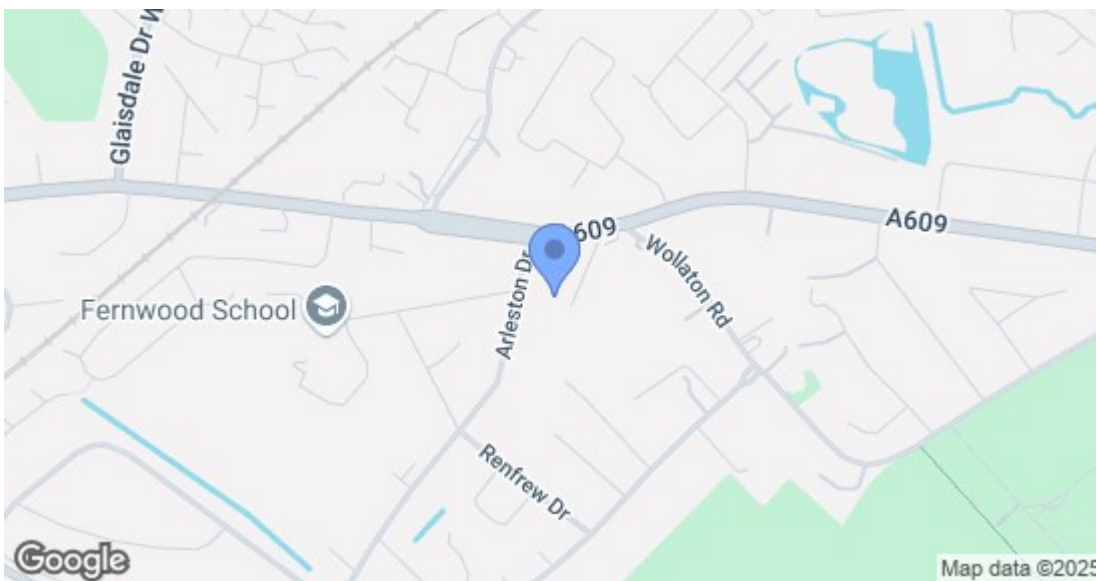
Up and over door to the front, pedestrian door to the side, wooden window to the rear, light and power.



## 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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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