



Orston Drive,  
, Nottingham  
NG8 1AJ

**£230,000 Freehold**



A Spacious, Well Proportioned Two Bedroom Semi-Detached Bungalow With a Driveway for Multiple Cars and No Upward Chain.

Situated within the popular suburb of Wollaton, readily accessible for a variety of local amenities including shops, public houses and Wollaton Hall and Deer Park. There is also the advantage of excellent transport links providing easy access to The University of Nottingham, The Queens Medical Centre and Nottingham city centre, making the property an ideal purchase for a wide range of buyers including; young professionals, young families and investors.

In brief the internal accommodation comprises; entrance porch, open plan kitchen, living and dining room, utility space, two double bedrooms and wet room.

To the front of the property there is a paved driveway proving ample off road car standing. To the rear there is a low maintenance paved patio garden area which is enclosed with trellis and timber fencing.

Offered to the market with the benefit of gas central heating, UPVC double glazing throughout and external wall insulation, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Porch

UPVC double glazed door to front, tiled flooring, useful appliance space and UPVC door leading to rear garden.

### Open Plan Kitchen/Diner and Living Room

14'4" (reducing to 8'3") x 20'8" (reducing to 11'4" (4.39m (reducing to 2.52m) x 6.30m (reducing to 3.4)

Living/Dining Area: UPVC double glazed window to front and rear, carpet flooring, two radiators and and storage cupboard housing the boiler.

Kitchen Area: Fitted with a range of wall, base and drawer units, rolled edged work surfaces, one and a half bowl sink and drainer unit, gas cooker point, useful appliance space, pantry cupboard and UPVC double glazed window rear.

### Inner Hallway

UPVC double glazed window to front, no exit door

### Bedroom One

11'5" x 11'1" (3.50m x 3.40m)

UPVC double glazed window to front, carpet flooring and radiator.

### Bedroom Two

11'2" x 8'6" (3.41m x 2.61m )

UPVC double glazed window to rear, carpet flooring and radiator.

### Wet Room

Fitted with electric shower, pedestal wash hand basin, low level WC, tiling to walls and obscured UPVC window.

### Outside

To the front of the property there is a paved driveway proving ample off road car standing. To the rear there is a low maintenance paved patio garden area which is enclosed with tress and timber fencing.

### Material Inforamation:

Freehold

Property Construction: Crane construction

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Accessibility/Adaptions: Internal Kitchen wall removed for wheel chair access

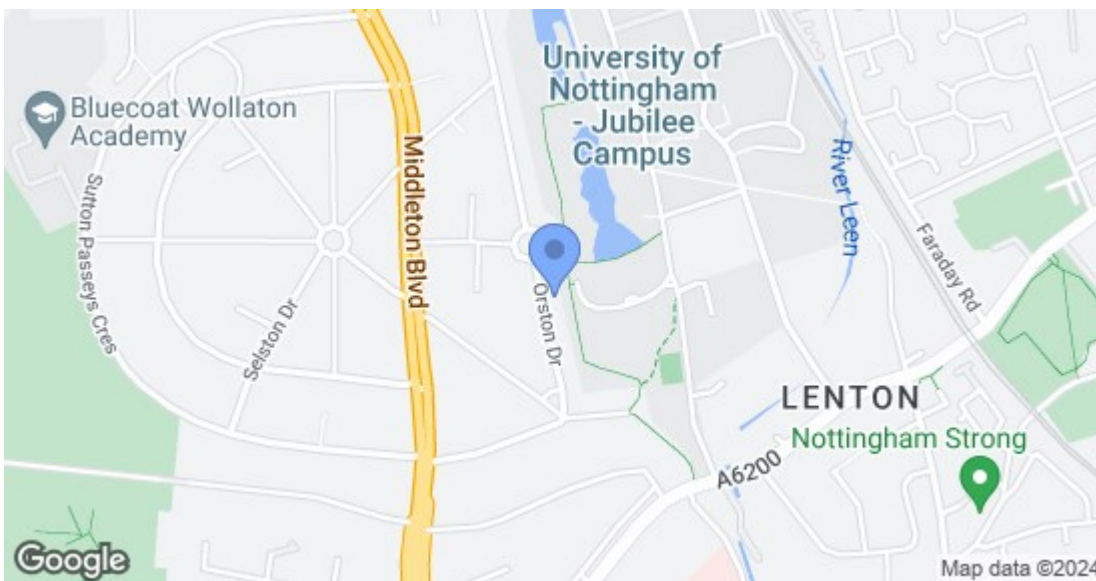
Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

### Disclaimer

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
192 plus <b>A</b>		
161-191 <b>B</b>		78
129-160 <b>C</b>		
105-128 <b>D</b>	55	
82-104 <b>E</b>		
62-81 <b>F</b>		
35-61 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
192 plus <b>A</b>		
161-191 <b>B</b>		
129-160 <b>C</b>		
105-128 <b>D</b>		
82-104 <b>E</b>		
62-81 <b>F</b>		
35-61 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.