



Allendale Avenue,  
Attenborough, Nottingham  
NG9 6AN

**£285,000 Freehold**

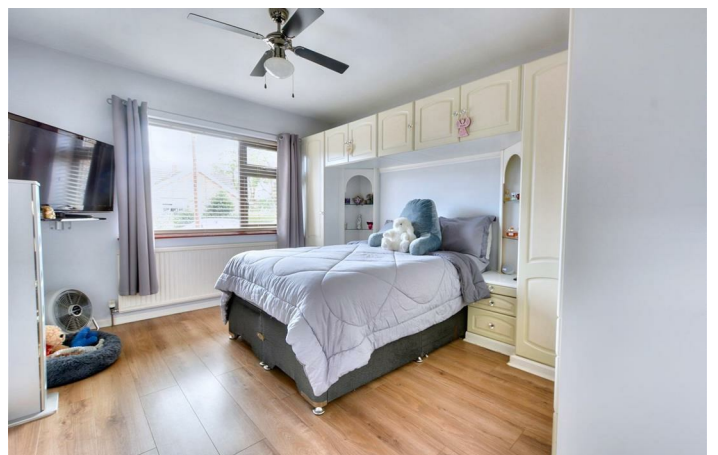


A well-presented two-bedroom detached bungalow with a conservatory to the rear.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, bedroom and second bedroom/reception with conservatory off.

Outside the property has an established low maintenance front garden, a drive providing ample car standing with the garage beyond, and to the rear a private and enclosed garden.

Available to the market with chain free possession and offering ready to move into accommodation, this excellent bungalow is considered a rare opportunity well worthy of viewing.



### Entrance Hall

UPVC double glazed entrance door, radiator, laminate flooring, and loft hatch.

### Living Room

16'10" x 10'10" (5.14m x 3.31m )

UPVC double glazed window to the front, radiator, and a electric fuel effect fire with stone style surround and timber mantle.

### Bedroom One

12'11" x 10'6" (3.96m x 3.21m )

UPVC double glazed window, radiator, fitted wardrobes, and a ceiling fan.

### Bedroom Two/Sitting Room

10'10" x 10'6" (3.32m x 3.21m )

Laminate flooring, radiator, double glazed patio doors leading through to the conservatory.

### Conservatory

8'3" x 11'5" (2.54m x 3.48m )

Tiled flooring, window and door to the exterior.

### Bathroom

With fitments in white comprising: low level WC, pedestal wash hand basin, corner bath with Aqualisa shower, part tiled walls, UPVC double glazed window, radiator, extractor fan and inset ceiling spot lights.

### Kitchen Diner

8'5" x 13'4" plus door recess (2.59m x 4.07m plus door recess)

With a range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine, further appliance space, radiator, composite double glazed door leading to the exterior, and UPVC double glazed window.

### Outside

To the front the property has a blocked paved drive providing ample car standing, with the detached garage beyond, and a established low maintenance landscaped garden with shrubs, slate beds and lawn.

To the rear the property has an enclosed garden, with patio lawn, outside tap, mature hedge and gravel area.

### Garage

8'8" x 17'1" (2.66m x 5.23m )

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

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

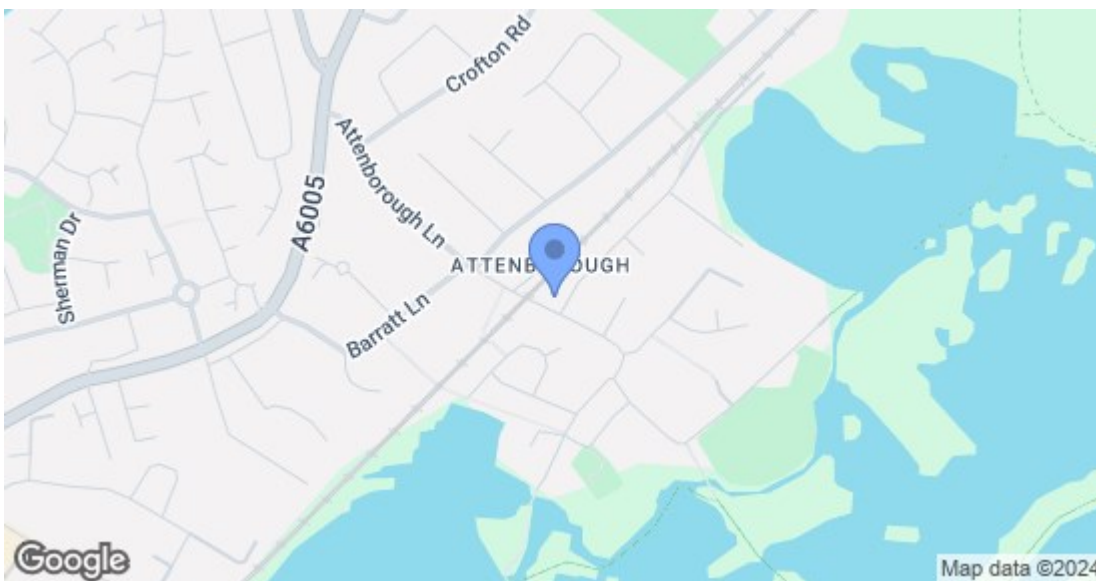
Accessibility/Adaptions: None

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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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