



Westward Avenue,  
Beeston, Nottingham  
NG9 1HY

**£285,000 Freehold**





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

Occupying an enviable position, tucked away in a peaceful location, yet within walking distance of Beeston Town Centre, Train Station and Tram, this excellent bungalow is a rare opportunity.

In brief the internal accommodation comprises: an open plan kitchen diner, lounge, two bedrooms, shower room and conservatory.

Outside the property has a low maintenance garden to the front with paving and borders, a drive to the side with the garage beyond, and to the rear there is an enclosed garden.

Available to the market with the benefit of chain free vacant possession, this ready to move into property is well worthy of viewing.



UPVC double glazed entrance door with flanking window leads to kitchen diner.

#### Kitchen Diner

15'6" x 8'11" (4.73m x 2.73m )

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, inset gas hob with extractor above, inset electric oven below, plumbing for a washing machine, UPVC double glazed window and concealed 'Worcester' boiler.

#### Lounge Diner

20'0" x 10'11" (6.11m x 3.34m )

Two UPVC double glazed, two radiators and a inset electric fire.

#### Inner Hallway

With radiator.

#### Bedroom One

12'10" x 8'0" (3.93m x 2.46m )

UPVC double glazed window and radiator.

#### Bedroom Two

8'11" x 8'9" (2.72m x 2.69m )

UPVC double glazed window and radiator.

#### Shower Room

With modern fixtures in white comprising: low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail and extractor fan.

#### Conservatory

9'8" x 10'2" (2.97m x 3.10m )

UPVC double glazed window and patio doors to the garden.

#### Outside

To the front the property has an established garden with paving and stocked borders and a gravelled area. A drive runs along side of the property with the garage beyond and an outside tap. To the rear the property has an enclosed garden with borders and grass.

#### Garage

18'0" x 10'1" (5.50m x 3.08m )

Remote controlled electric up and over door to the front, window and pedestrian door 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.



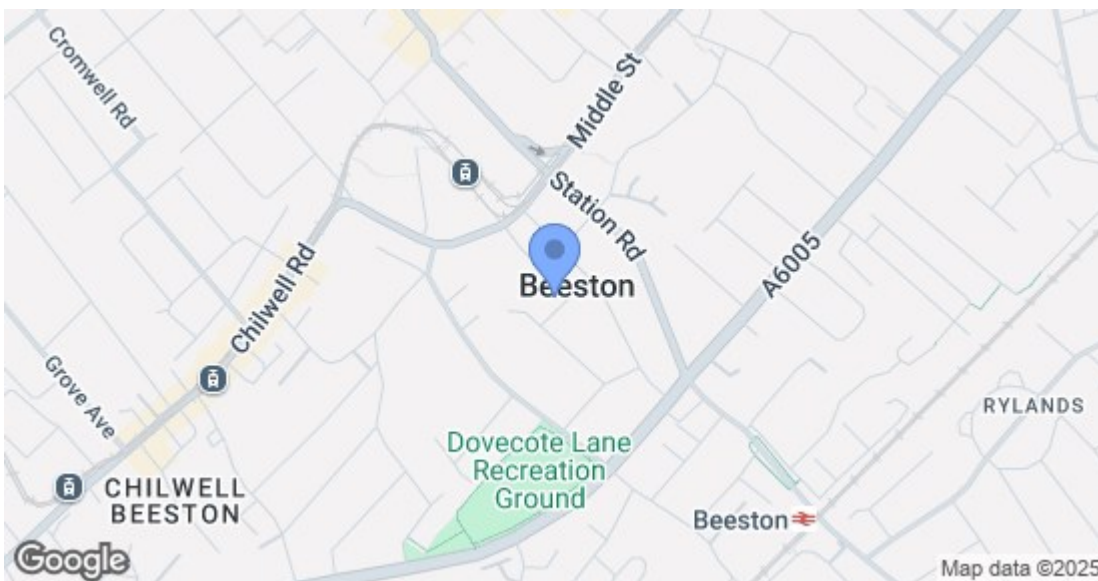


GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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