



Rothbury Avenue  
Trowell, Nottingham NG9 3RQ

A MODERN TWO BEDROOM DETACHED  
BUNGALOW.

**£300,000 Freehold**



Situated towards the head of a cul de sac can be found this modern two bedroom detached bungalow.

Offered for sale with NO UPWARD CHAIN, this property benefits from gas fired central heating, double glazing, a spacious open plan living space, inner hallway, fitted kitchen, two well proportioned bedrooms and bathroom.

Set back from the road with an open forecourt providing parking for up to three vehicles, a useful integral garage and level, manageable rear gardens with patio and lawn.

Situated in this established residential suburb known as "Trowell Park" within Trowell, a suburban village close to the nearby towns of Stapleford and Beeston combined offer a large variety of shops and facilities, supermarkets, etc. There is a regular bus service with a bus stop on Stapleford Road and a footpath leads to this from the end of the cul de sac.

This property is ideal for those looking to downsize to single storey living and we recommend an internal viewing.



## OPEN PLAN LIVING SPACE

17'8" x 14'1" reducing to 13'5" (5.40 x 4.3 reducing to 4.1)

A generous space with plenty of room for sitting and dining. Radiator, double glazed bay window and double glazed front entrance door. Door to inner hallway.

## INNER HALLWAY

Two useful store cupboards, loft hatch, doors to kitchen, bedrooms and bathroom.

## KITCHEN

12'0" x 7'9" (3.68 x 2.38)

Inset one and a half bowl stainless steel sink unit with single drainer, built-in electric oven, gas hob. Integrated fridge/freezer, plumbing and space for washing machine. Radiator, double glazed window and door to the rear.

## BEDROOM ONE

15'1" x 10'0" (4.61 x 3.07)

Fitted bedroom furniture including wardrobes, dressing table and drawers, radiator, double glazed window to the rear.

## BEDROOM TWO

8'11" x 6'7" (2.72 x 2.03)

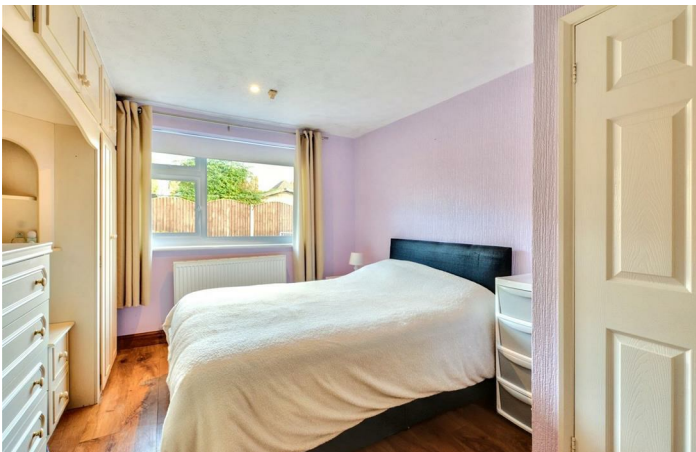
Radiator, double glazed window to the rear.

## BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower over. Tiling to walls, radiator, double glazed window.

## OUTSIDE

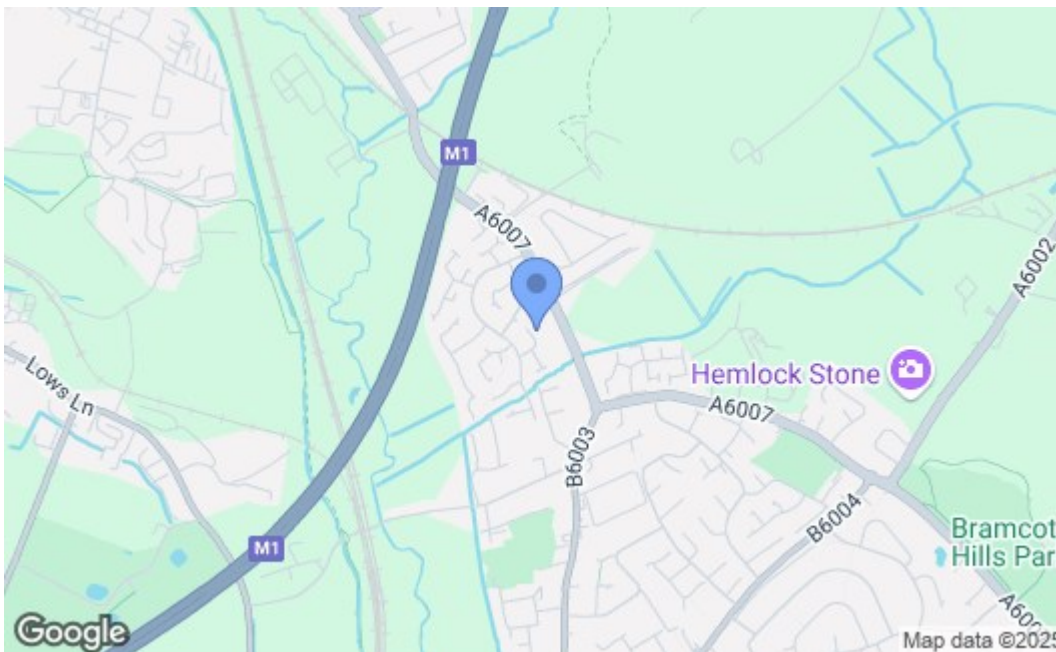
The property is set back from the road with a coloured patterned concrete open forecourt providing parking for at least three vehicles. There is an inset flower/shrub bed. The driveway in turn leads to the integral garage. There is gated access at the side of the house leading to the rear garden which is fenced and enclosed with a block paved patio area and a section of garden laid to lawn.



**Robert Ellis**  
ESTATE AGENTS  
GROUND FLOOR



While every effort has been made to ensure the accuracy of the information provided, Robert Ellis Estate Agents cannot be held responsible for any errors or omissions. The information is provided for guidance only and complete accuracy cannot be guaranteed. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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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