

Cransley Avenue,  
Wollaton, Nottingham  
NG8 2QX

**£250,000 Freehold**





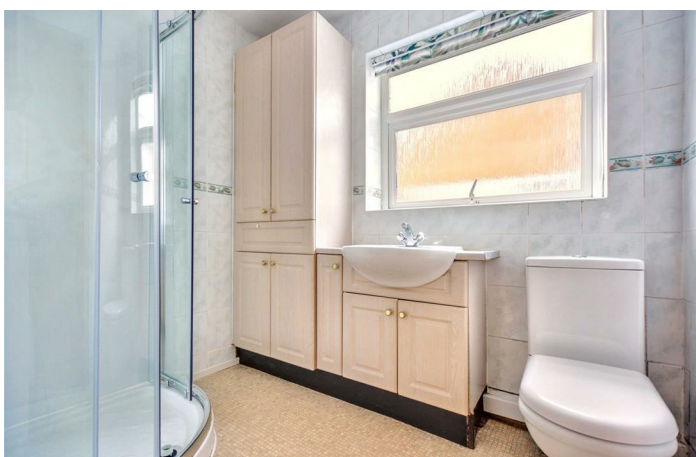
A two bedroom semi detached bungalow situated on a generous, level garden plot in this prime location.

Situated within this highly regarded residential suburb in Wollaton and within easy reach of Bramcote Lane shops which offer a variety of shops and facilities catering for all needs. There is a regular bus service close by linking Queen's Medical Centre and Nottingham city centre.

The property is centrally heated from a combination boiler and double glazed. The accommodation comprises entrance hall, living room, fitted kitchen, two bedrooms and shower room/WC. The second bedroom currently has a door leading to a conservatory, enjoying aspects over the rear garden.

A driveway provides ample off-street parking in tandem leading to an attached brick built garage.

With the benefit of being sold with NO UPWARD CHAIN, the property requires some cosmetic upgrading and therefore offers great potential for the incoming buyer to put their own mark upon it.



## ENTRANCE HALL

Radiator, double glazed window and side entrance door.

## LIVING ROOM

17'0" x 9'5" increasing to 10'11" (5.2 x 2.88 increasing to 3.35)

Inset living flame gas fire and surround, radiator, double glazed window to the front.

## KITCHEN

8'7" x 7'8" (2.64 x 2.34)

Range of fitted wall, base and drawers units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Cupboard housing gas combination boiler (for central heating and hot water).

## BEDROOM ONE

12'11" x 9'11" (3.95 x 3.04)

Fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM TWO

8'11" x 8'9" (2.72 x 2.67)

Fitted wardrobes, radiator, double glazed window and door to conservatory.

## CONSERVATORY

10'7" x 9'8" (3.25 x 2.95)

Radiator, connecting door to garage, double glazed windows and French doors leading to the rear garden.

## SHOWER ROOM

7'5" x 5'6" (2.27 x 1.7)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, corner shower cubicle with thermostatically controlled shower. Fitted cabinet, radiator, tiling to walls, double glazed window.

## OUTSIDE

The property is set back from the road with a frontage of open plan lawn, driveway providing off-street parking for several vehicles in tandem which runs along the side of the property to the garage. The rear garden is enclosed and of generous size with composite decked area, paved

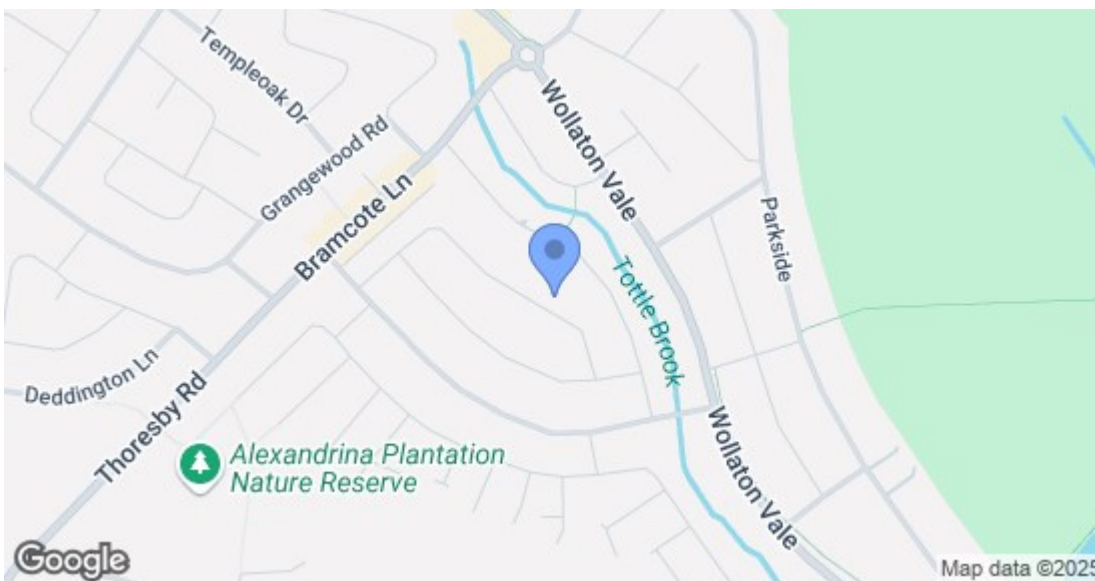
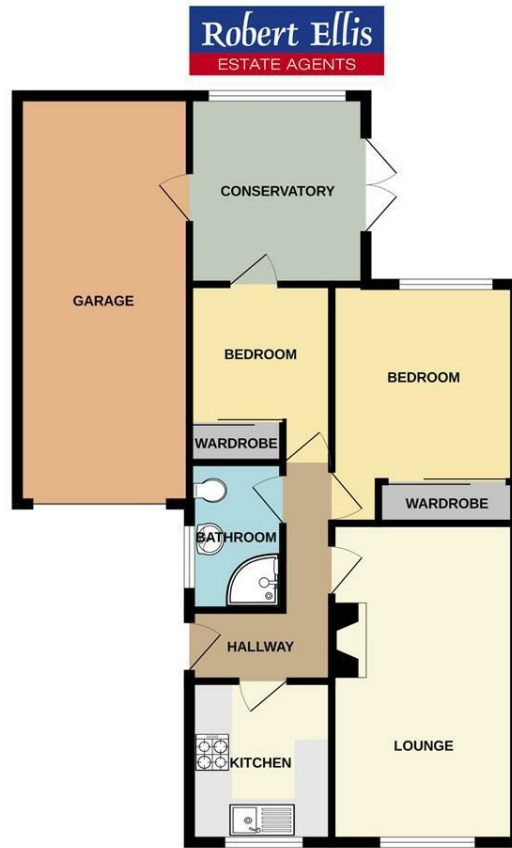
pathways, section of garden laid to lawn, mature trees and shrubs. Garden shed.

## GARAGE

21'0" x 9'11" (6.41 x 2.77)

Brick construction attached to the dwelling and neighbouring garage. Up and over roller door, light and power, cold tap and plumbing suitable for washing machine.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

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.