



Drummond Drive,  
Nuthall, Nottingham  
NG16 1BL

**£275,000 Freehold**





A spacious two-bedroom detached bungalow with the benefit of no upward chain.

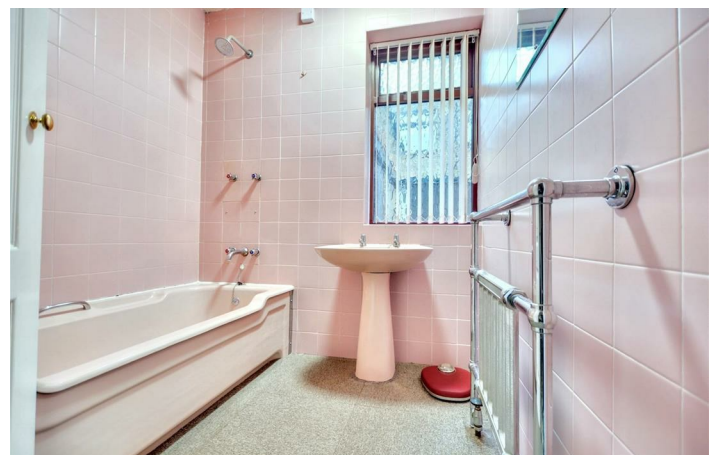
This great bungalow would make the ideal purchase for a wide variety of buyers looking to put their own stamp on their next purchase, this could include anyone looking to downsize or anyone looking to relocate to this popular and convenient location.

Situated within this popular and established residential suburb, you are within close proximity to a wide variety of local amenities including shops, public houses, schools, healthcare facilities, transport links and for those wishing to commute, the A610 is a few minutes' drive away giving direct access to Nottingham City and Junction 26 of the M1 motorway.

In brief the internal accommodation comprises; An entrance hall, large living room, kitchen, two double bedrooms, bathroom, and separate WC.

Outside to the front of the property are some mature shrubs and paved driveway leading to the garage. The enclosed rear garden is lawned with brick paved seating area and mature shrubs.

Offered to the market with UPVC double glazing throughout and no upward chain this property is well worthy of an early internal viewing.





### Entrance Hall

Entrance door, through to a carpeted entrance hall, with radiator and useful storage cupboard.

### Lounge

23'3" x 11'8" (7.09m x 3.58m )

A large, carpeted reception room, with 2 radiators, gas fire and two UPVC double glazed windows to the front aspect.

### Kitchen

11'3" x 8'10" (3.44m x 2.71m )

A range of wall, base and draw units with work surfacing over and tiled walls, sink, with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, washing machine and fridge freezer. UPVC double glazed window and door to the side aspect.

### Bedroom One

15'6" x 11'5" (4.74m x 3.50m )

A carpeted double bedroom, with radiator, fitted wardrobes and aluminium double-glazed window to the rear aspect.

### Bedroom Two

12'4" x 11'5" (3.78m x 3.48m )

A carpeted double bedroom, with radiator and aluminium double-glazed window to the rear aspect.

### Bathroom

Incorporating a two-piece suite comprising pedestal wash hand basin and bath, fully tiled walls, radiator, UPVC double glazed window to the side aspect.

### Separate WC

Low flush WC, fully tiled walls and UPVC double glazed window to the side aspect.

### Outside

To the front is a selection of mature shrubs and walled boundary, with a paved driveway providing ample off-street parking leading to the garage. The enclosed rear garden is primarily lawned with mature shrubs and a brick built storage cupboard.

### 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

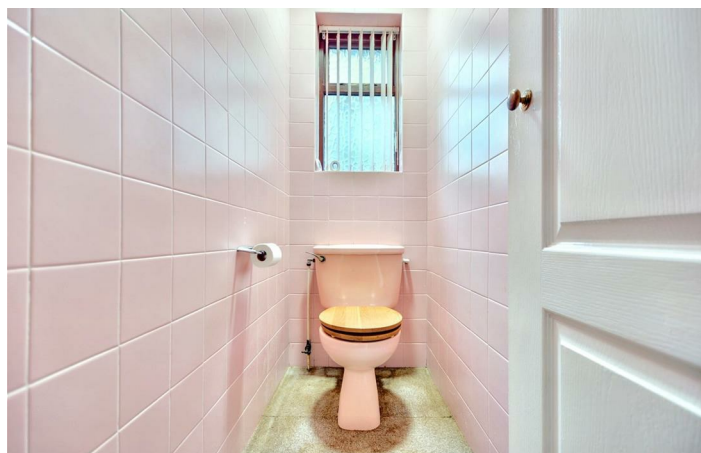
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

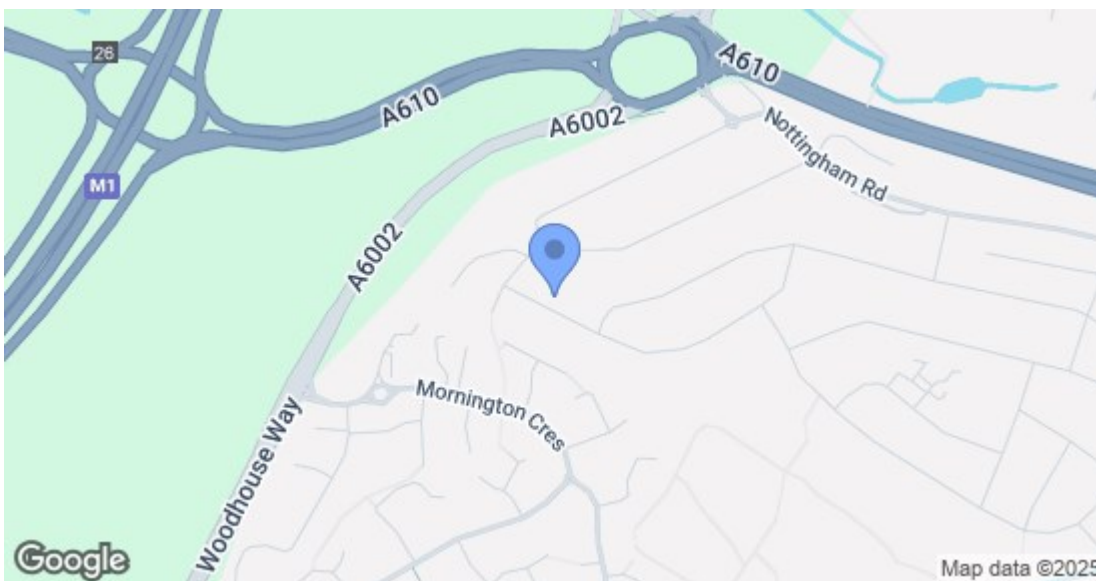
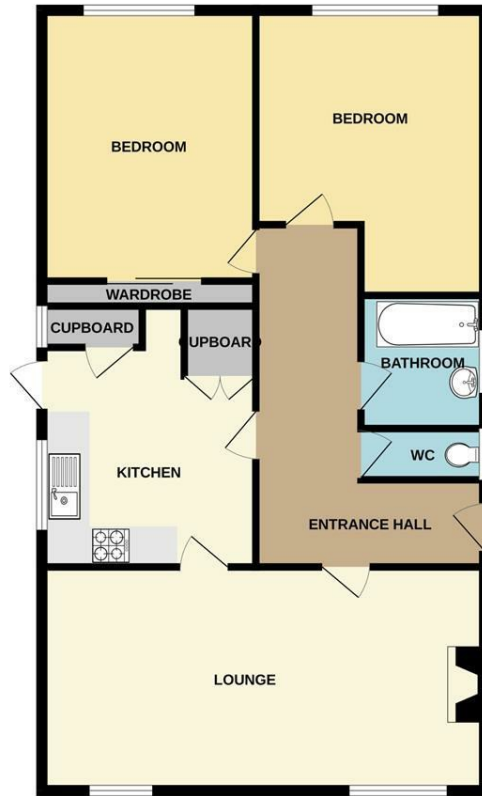
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



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