



Moorsholm Drive,  
Wollaton, Nottingham  
NG8 2EF

**£310,000 Freehold**





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

Situated in Wollaton, you are ideally placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, schools, restaurants, and transport links.

This nicely presented property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize to ground flooring living or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, large open plan lounge diner, kitchen, two double bedrooms and bathroom.

Outside the property to the front is a block paved driveway with ample off-street parking for multiple cars. A low maintenance rear garden is primarily lawned with a paved seating area.

Having been well maintained by the homeowner this delightful bungalow is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed window, through to a carpeted entrance hall, with radiator and two useful storage cupboards.

### Lounge

17'3" x 17'3" (5.28m x 5.27)

large L shape reception room, with carpeted flooring, two radiators, electric fireplace and UPVC double glazed French doors to the rear garden.

### Kitchen

13'3" x 7'4" (4.04m x 2.25m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fitting for freestanding appliances to include electric cooker, washing machine and fridge freezer. UPVC double glazed windows to the front and side aspect and cupboard housing the boiler.

### Bedroom One

13'6" x 9'6" (4.12m x 2.91m )

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

### Bedroom Two

12'9" x 7'1" (3.89m x 2.17m )

A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

### Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, radiator, access to the airing cupboard and two UPVC double glazed windows to the side aspect.

### Outside

The front of the property has a low maintenance block paved driveway with ample parking for multiple cars, leading to the garage, with electric door. The enclosed rear garden is primarily lawned with a paved seating area and shed. The bungalow also benefits from recently replaced gutters and fascia's.

### 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

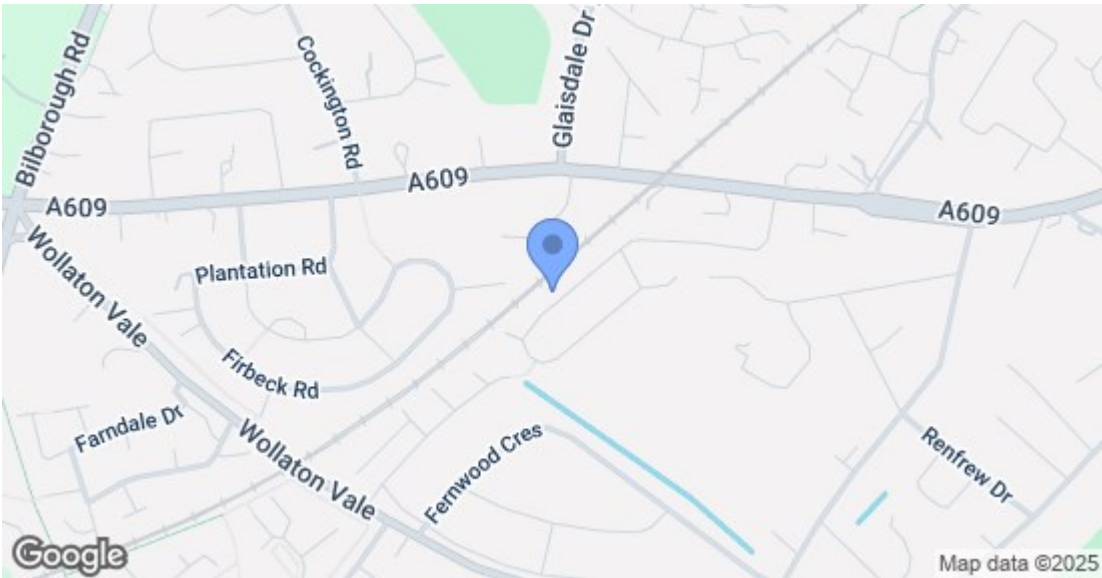
Has the Property Flooded?: No

### 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		81
(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		
England & Wales 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		
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