



Wheatley Grove,
Beeston, Nottingham
NG9 5AG

£240,000 Freehold



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

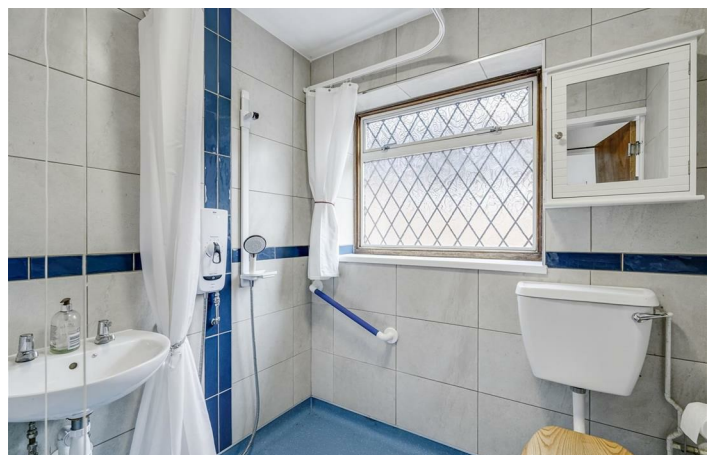
Situated just a short walk from Attenborough Nature Reserve, you are fantastically placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on a purchase, this could include anyone looking for ground floor living or purchasers keen to downsize.

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

Outside the property is paved with mature shrubs and greenery and driveway with ample off street parking, leading to a detached garage. The rear garden is primarily lawned, with mature shrubs, a paved seating area and a greenhouse.

Having been a well loved home for a number of years, this lovely bungalow is offered to the market with the advantage of gas central heating, double glazing and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall, with radiator and useful storage cupboard.

Living Room

16'1" x 10'10" (4.92m x 3.31m)

A carpeted reception room, with radiator, gas fireplace and double glazed aluminium window to the front aspect.

Kitchen

9'9" x 8'11" (2.99m x 2.73m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker, fridge freezer, washing machine and dishwasher. Wall mounted boiler and double glazed aluminium window to the front aspect.

Bedroom One

12'11" x 10'11" (3.95m x 3.35m)

A carpeted double bedroom, with radiator, fitted wardrobes and dressing table and double glazed aluminium sliding door to the rear garden.

Bedroom Two

8'11" x 8'11" (2.73m x 2.73m)

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

Wet Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, wall mounted electric power shower, fully tiled walls, radiator and double glazed aluminium window to the side aspect.

Outside

To the front aspect is a paved garden with mature shrubs, walled frontage and paved driveway leading to the detached garage. The enclosed rear garden is primarily lawned with flower beds, mature trees and a greenhouse.

Garage

16'8" x 9'8" (5.09m x 2.96m)

Up and over garage door and power points.

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

Does the property have spray foam in the loft?: No

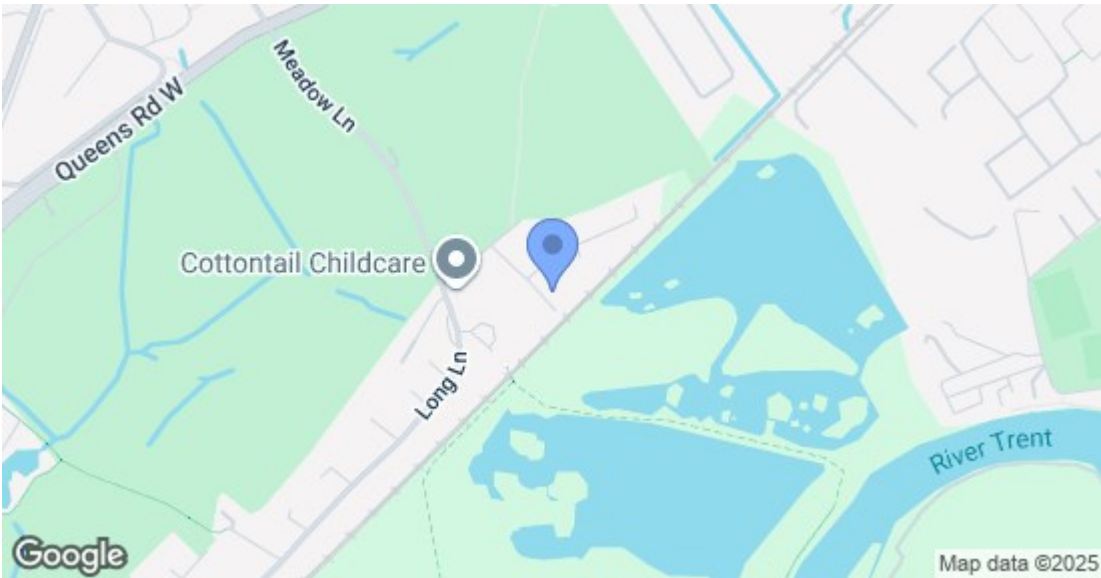
Has the Property Flooded?: No

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
GROUND FLOOR



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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