

Robert Ellis

look no further...



Staverton Road,
Bilborough, Nottingham
NG8 4EY

£190,000 Freehold

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

Situated within Bilborough, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities and transport links.

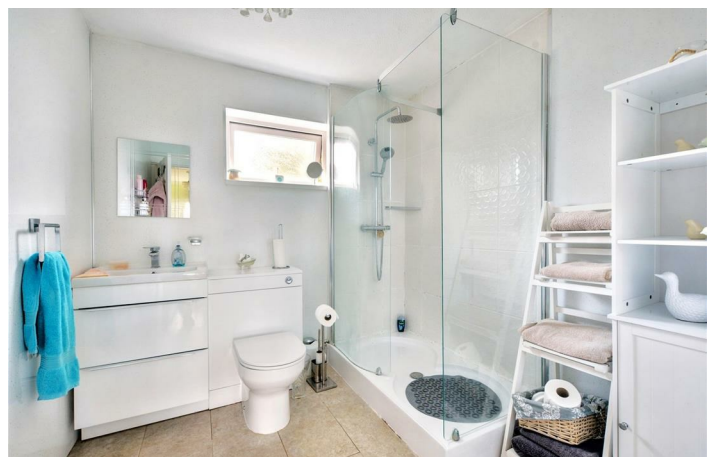
This great property would be considered an exciting opportunity for a large variety of buyers including anyone looking for ground flooring living or purchasers looking to downsize.

In brief the internal accommodation comprises; A welcoming entrance hall, bright and airy living room, modern kitchen, two double bedrooms, one currently set up as a dining room, and bathroom.

Outside to the front of the property is a paved garden with walled frontage, keeping it low maintenance. Gated side access leads to the rear garden, this is primarily lawned with a paved seating area and shed.

The bungalow is positioned down a footpath meaning parking is all on street.

Having been well loved by the current homeowners for a number of years, this delight property is offer to the market with the advantage of UPVC double glazing throughout, gas central heating and is well worthy of an early internal viewing.



Entrance Hall

Composite door through the a spacious entrance hall, with laminate flooring, radiator, built storage cupboard and access to the loft hatch.

Living Room

13'8" x 10'8" (4.18m x 3.27m)

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

Kitchen

11'0" x 8'10" (3.37m x 2.71m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer. Inset gas job with extractor fan above, and integrated electric oven, microwave and fridge freezer. Space and fitting for freestanding appliances to including washing machine and dryer. UPVC double glazed window to the rear aspect and door to the side passage.

Bedroom One

11'1" x 10'7" (3.38m x 3.23m)

Currently set up as a dining room but traditionally a large double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

12'0" x 11'1" (3.66m x 3.38m)

A double bedroom, with carpet flooring, radiator and UPVC double glazed windows to the side and rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, aqua splash panelling, radiator and UPVC double glazed frosted window to the rear aspect.

Outside

To the front is a paved garden with gated footpath to the door and a walled frontage. The enclosed rear garden is primarily lawned with a paved seating area headed boundaries and a shed.

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

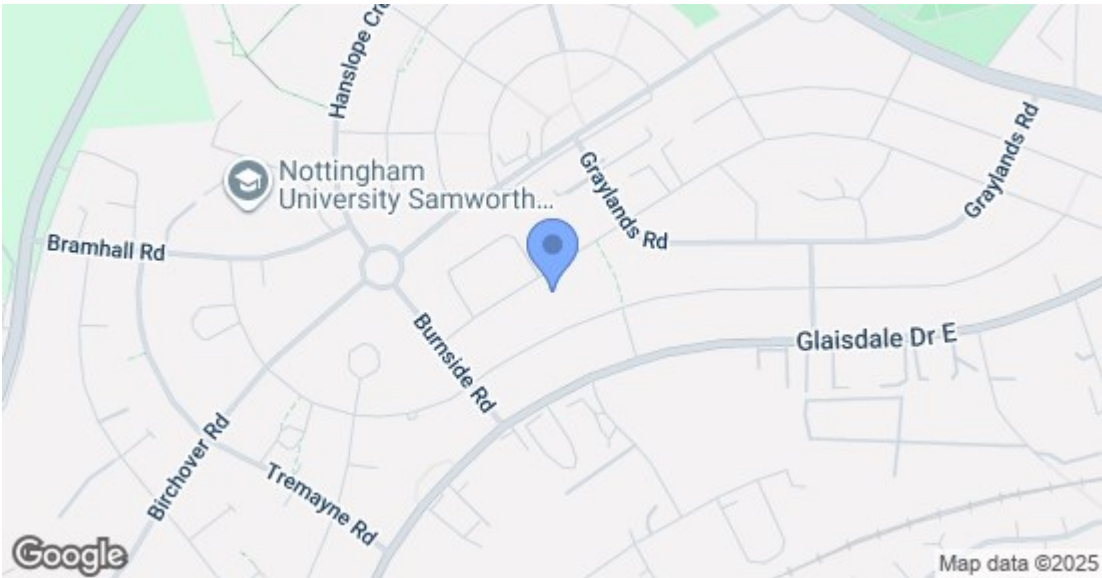
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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		
(1-20) G		
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