

Falston Road, NG8 3GE

Offers Over £160,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28925747



- Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge
- Wet Room
- South West Facing Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days







**\*\*\*POTENTIAL POTENTIAL POTENTIAL!\*\*\*** A great opportunity to put your own stamp on this two bedroom detached bungalow, located in a popular location close to Nottingham. Features include a larger than average south-west facing rear garden, generous lounge, and conservatory, brought to the market with no upward chain. Briefly comprising; entrance hallway, lounge, dining kitchen, wet room, two bedrooms, and conservatory. Outside, the property is set back from the road accessed via a private path with wrap around gardens including a spacious south-west facing rear garden. The perfect property to make your own. Located in easy reach of Nottingham city centre, nearby amenities include excellent road and bus routes, along with shops and schools. Contact Watsons to arrange a viewing.

### Entrance Hall

Entrance door to the front, radiator, cupboard housing the combination boiler and doors to the lounge, both bedrooms and wet room.

### Lounge

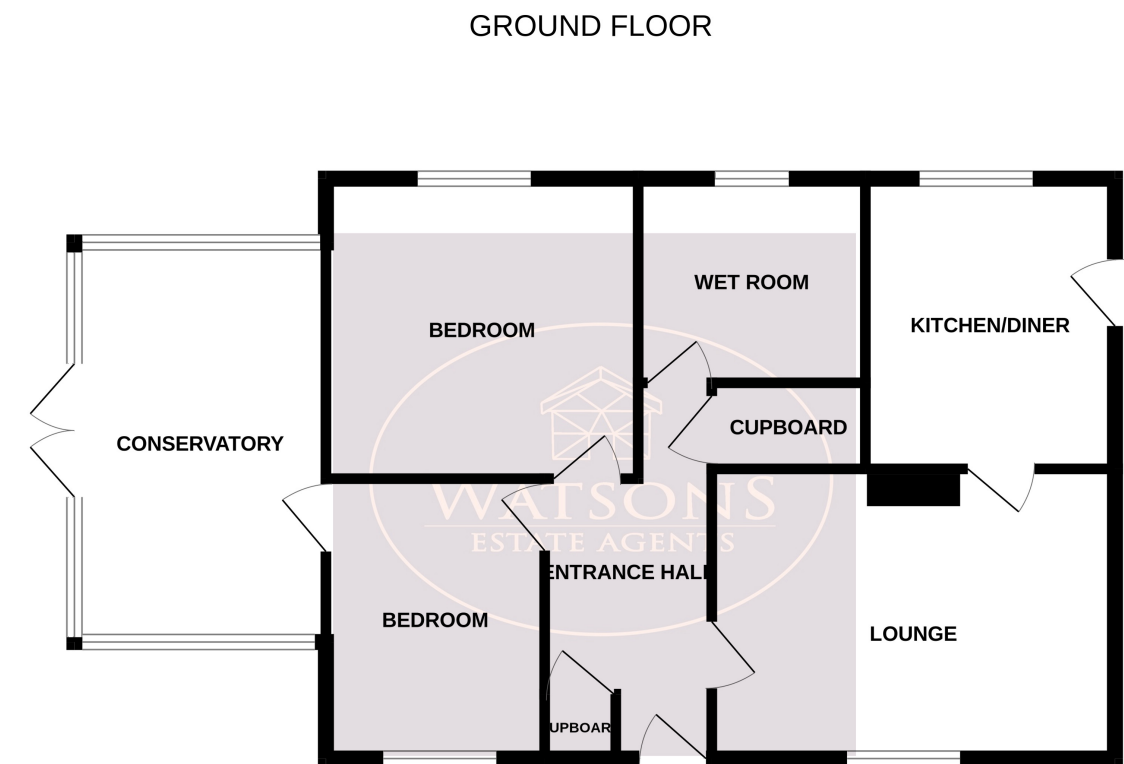
4.46m x 3.25m (14' 8" x 10' 8") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

3.28m x 2.87m (10' 9" x 9' 5") A range of matching base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear garden.

### Bedroom 1

3.6m x 3.33m (11' 10" x 10' 11") UPVC double glazed window to the rear and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 2

3.26m x 2.61m (10' 8" x 8' 7") UPVC double glazed window to the front, radiator and door to the conservatory.

### Conservatory

4.89m x 2.92m (16' 1" x 9' 7") Brick & uPVC double glazed construction, tiled flooring and door to the rear garden.

### Wet Room

3 piece suite in white comprising WC, pedestal sink unit and wall mounted shower. Radiator, access to the attic and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn with ramp access to the front door. To the side of the property is a paved patio. The generous South West facing rear garden comprises a turfed lawn, paved patio, 2 timber built sheds and a greenhouse. The garden is enclosed by timber fencing to the perimeter.