

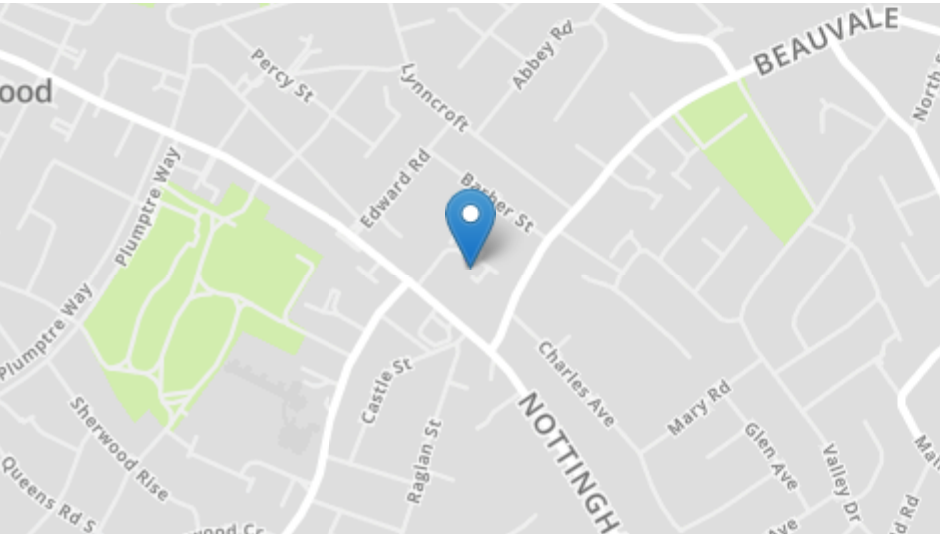
Wroughton Court, Eastwood, NG16 3GP

£160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Bungalow
- Only Available To Over 55s
- Two Bedrooms
- Spacious Open Plan Dining Lounge & Kitchen
- Wet Room
- Light & Airy Presentation Throughout
- Enclosed Well Maintained Front & Rear Garden
- Off Road Parking
- Cul De Sac Location
- Ideal Retirement Home

Our Seller says....
"We've loved living here. It's a unique location. On the flat, close to shops and main bus route. It has provided us with a lifestyle extension as we've aged."

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 - 29534104

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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

0115 938 5577
8am-8pm - 7days



*** OVER 55's LIVING CLOSE TO THE SHOPS AND BUSES AT HILLTOP! *** This wonderful 2 bedroom bungalow is situated in a quiet over 55's development only a short walk from the shops and public transport at Hilltop, perfect for those looking for a quiet and private place to live but with amenities right on your door step! This bungalow has been lovingly maintained and looked after and comprises an entrance hallway, 2 bedrooms, shower room and an open plan living/kitchen/dining space. Outside are private and enclosed front and rear gardens and a private driveway. Rarely do these properties come up for sale and when they do we expect a lot of interest. To book your viewing, please call our sales team today!

Ground Floor

Storm Porch

Composite entrance door.

Hallway

Internal entrance door, wood laminate flooring, radiator and doors to open plan dining lounge and kitchen, wet room and both bedrooms.

Dining Lounge

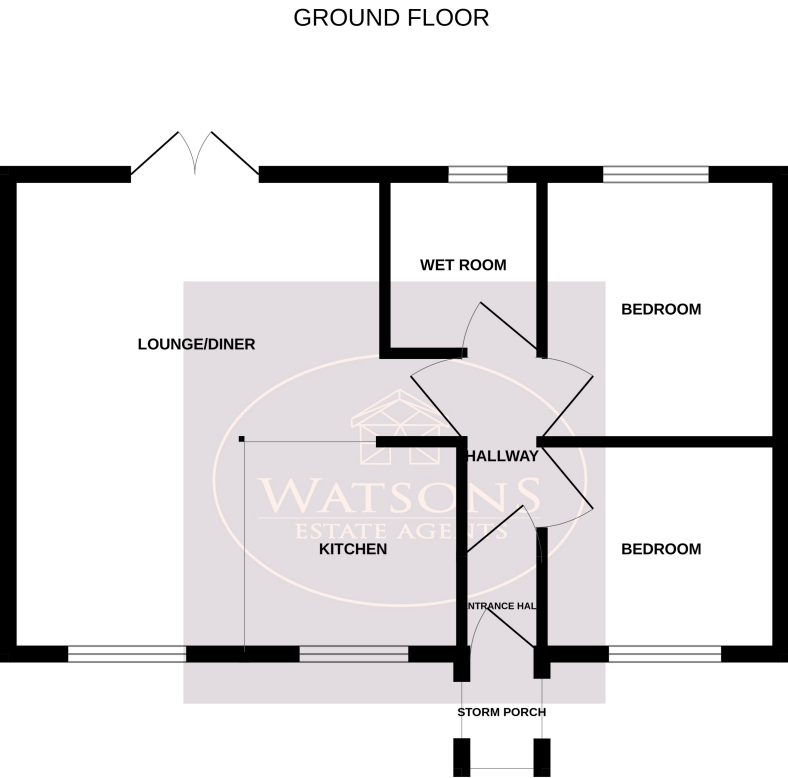
5.00 x 4.97 (16' 5" x 16' 4") UPVC double glazed window to the front, radiator, laminate wood flooring, open plan to kitchen and uPVC French doors to rear garden.

Kitchen

2.52m x 1.97m (8' 3" x 6' 5") A range of matching wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including eye level double electric oven, 4 ring gas hob with extractor fan over, plumbing for washing machine and space for fridge freezer. Wall mounted combination boiler, wood laminate flooring and uPVC double glazed window to the front.

Bedroom 1

2.89m x 2.55m (9' 6" x 8' 4") 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.
Made with Metropix 02/25

Bedroom 2

2.55m x 1.95m (8' 4" x 6' 5") UPVC double glazed window to the front and radiator.

Wet Room

1.52 x 1.93. (5' 0" x 6' 4") White three piece suite comprising wc, pedestal sink and electric fed shower. Wet room vinyl flooring, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front of the property has a private car standing space leading to timber gates which provide access to the front and rear of the bungalow. The front garden features gravel bed borders and a turfed lawn, palisaded by timber fencing. To the rear is a patio seating area with a raised flower bed with gravel detail and a range of well established plants and shrubbery enclosed by enclosed by a fence. All low maintenance

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas combination boiler is located in the kitchen it is 12 years old and the service has been arranged.