

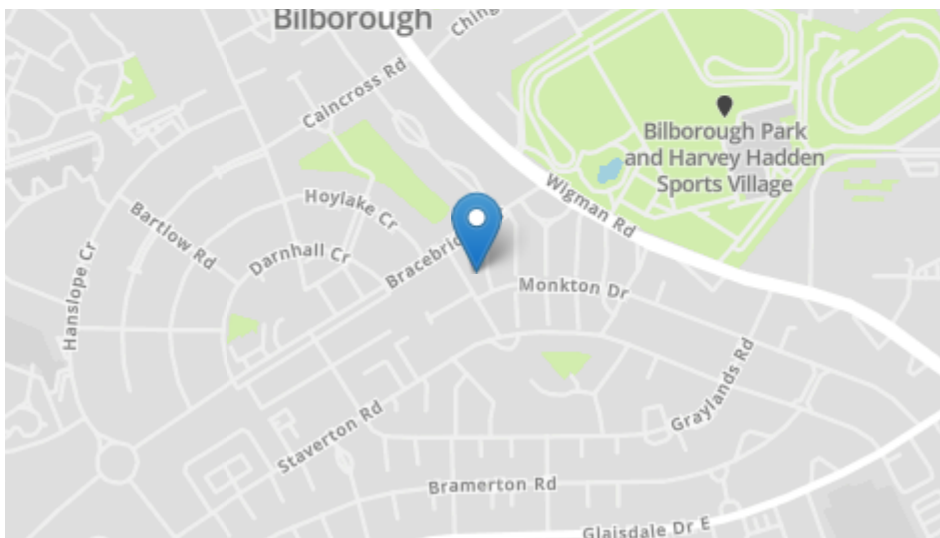
Orion Drive, Nottingham, NG8 4EJ

Offers Over £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Breakfast Kitchen
- Garden Room
- Driveway, Car Port & Garage
- Walking Distance To Amenities
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

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 - 25080867

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



*** LIFE ON ONE LEVEL *** This detached bungalow in Bilborough gives 2 DOUBLE bedrooms and whilst being on a quiet street, it is within walking distance to a wide range of shops, GP surgery and regular bus service. With some modernisation, this is just awaiting the lucky buyer to make it their forever home. In brief, the accommodation comprises: entrance hall, lounge, breakfast kitchen, garden room, store, 2 bedrooms and shower room. Outside, the modest lawned rear is easy maintenance and offers a high level of privacy, whilst two separate driveways provide off road parking and lead to a car port & single garage. For more information, or to secure a viewing appointment, call our team.

Entrance Hall

UPVC double glazed entrance door to the front, wood effect laminate flooring, built in storage cupboard and cloak room and doors to both bedrooms and shower room.

Lounge

4.21m x 3.29m (13' 10" x 10' 10") UPVC double glazed window to the front, 2 radiators and door to the breakfast kitchen.

Breakfast Kitchen

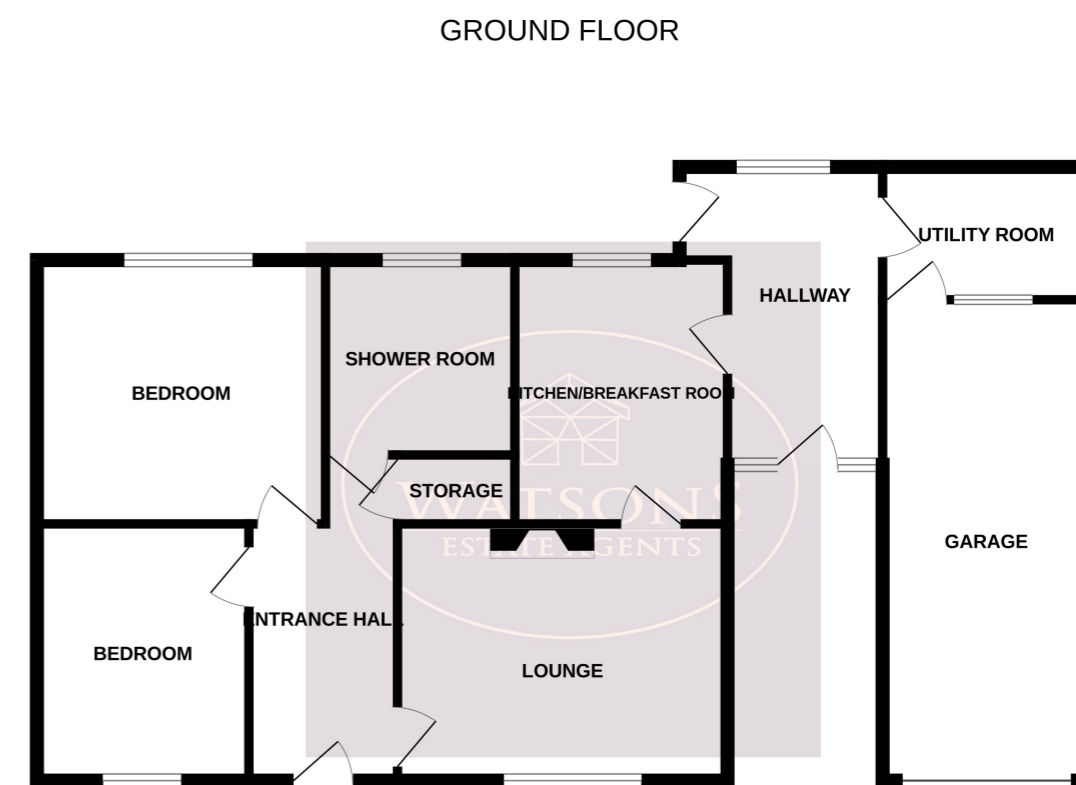
3.37m x 2.72m (11' 1" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset one & half bowl stainless steel sink & drainer unit. Integrated electric oven gas hob with filter hood over. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear and door to the garden room.

Garden Room

3.82m x 2.06m (12' 6" x 6' 9") UPVC double glazed window to the rear, sky dome, radiator and doors to the front, rear garden and outside store.

Store

UPVC double glazed window to the side, door to the garage measuring 6.1m x 3.05m with up & over door and power.



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 1

3.69m x 3.39m (12' 1" x 11' 1") UPVC double glazed window to the rear, fitted furniture and radiator.

Bedroom 2

3.57m x 2.72m (11' 9" x 8' 11") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the front, airing cupboard housing the Worcester Bosch combination boiler and radiator.

Outside

To the front of the property is a concrete driveway provides off road parking leading to the carport and garage. The garden is enclosed by wall & timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a concrete patio, timber built shed and is enclosed by timber fencing to the perimeter.