

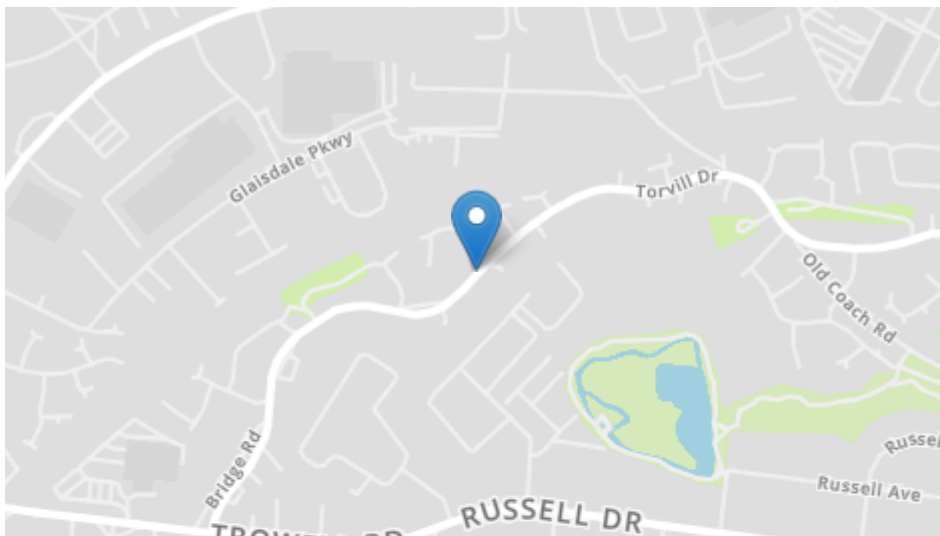
Torvill Drive, Nottingham, NG8 2BU

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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
- 2 Bedrooms
- Conservatory
- Off Road Parking & Garage
- Public Transport Links
- Desirable Location
- No Upward Chain
- Viewing HIGHLY RECOMMENDED

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 - 26577716

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.

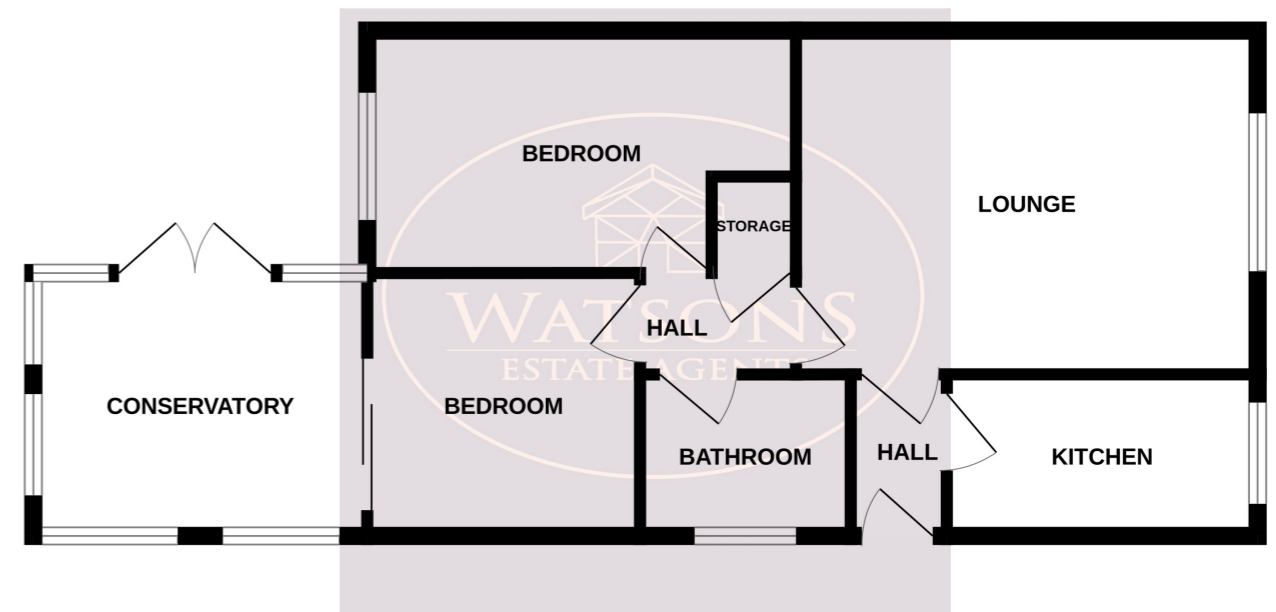


40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



GROUND FLOOR



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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*** GET YOUR SKATES ON! *** This delightful 2 bedroom bungalow comes to the market with NO UPWARD CHAIN and occupies a great plot in the 'Torvill & Dean' area of Wollaton. This desirable location is well served by a wealth of amenities ideally suiting those looking to down-size, including: Wollaton Park, churches, GPs, pharmacy, pub/restaurant and a newspaper delivery service. All rooms are well proportioned and, in brief, the accommodation comprises: entrance hall, lounge, modern fitted kitchen, 2 bedrooms, conservatory and bathroom. Outside, a driveway & garage alongside the property provide good off street parking and there is also a convenient bus service to Nottingham City Centre and the Queens Medical Centre for those who don't drive. The rear garden is fairly low maintenance and offers a high level of privacy. Call our sales team now to arrange a viewing.

Entrance Hall

UPVC double glazed door to the front, solid oak flooring and doors to the lounge & kitchen.

Lounge

4.381m x 3.52m (14' 4" x 11' 7") UPVC double glazed bay window to the front, radiator and door to the inner hall.

Inner Hall

Solid oak flooring, airing cupboard housing the boiler and hot water tank and doors to both bedrooms and bathroom.

Kitchen

3.46m x 1.81m (11' 4" x 5' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include; electric oven & gas hob with extractor over, fridge freezer and washing machine. Ceiling spotlights, radiator and serving hatch to the lounge.

Conservatory

3.2m x 2.67m (10' 6" x 8' 9") Brick & uPVC double glazed construction, tiled flooring and French doors leading to the rear garden.

Bedroom 1

4.21m x 2.53m (13' 10" x 8' 4") UPVC double glazed window to the rear, fitted furniture and radiator.

Bedroom 2

2.8m x 2.24m (9' 2" x 7' 4") Sliding patio doors to the conservatory, radiator and solid oak flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

The low maintenance rear garden comprises a paved patio & gravel beds, timber built shed with power, all enclosed by timber fencing to the perimeter with access to the detached garage (5.56m x 2.66m) with up & over door and power beyond where there is also a driveway to provide good off street parking. To the front and side of the property is a turfed lawn.