

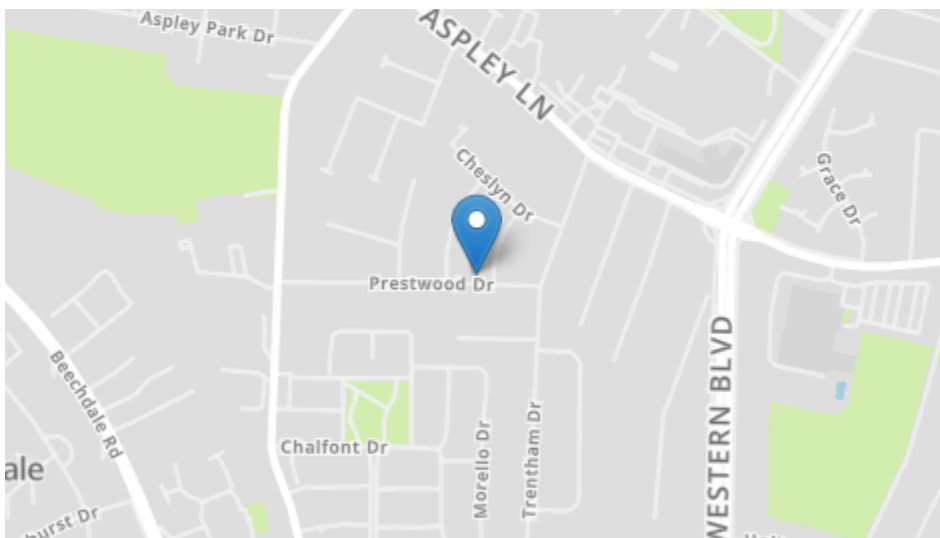
Prestwood Drive, NG8 3LY

Offers Over £280,000



Prestwood Drive, NG8 3LY

Offers Over £280,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Fitted Breakfast Kitchen
- Driveway
- Generous Rear Garden
- Ease of Access to Nottingham City Centre
- Excellent Road & Public Transport Links
- Potential To Extend (STPP)

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 - 28154876

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***** A spacious two double bedroom detached bungalow in Aspley, on a highly regarded residential street, conveniently located within easy reach of Nottingham City Centre, bus and tram links, and catchment for the well regarded Bluecoat School. Benefiting from a generous rear garden, spacious lounge, and further potential to improve and extend (subject to planning), offered to the market with NO UPWARD CHAIN. Briefly comprising; entrance hallway, lounge, breakfast kitchen, two double bedrooms, rear lobby, store. Outside, front and rear gardens, and driveway. Aspley is a popular residential location on the outskirts of Nottingham City Centre. Nearby amenities include regular bus and tram routes, road links including the A610, a range of shops and outlets, and the well regarded Bluecoat School. Contact Watsons to arrange your viewing.

Entrance Hall

Entrance door to the front, radiator, access to the attic (partly boarded) and doors to all rooms,

Lounge

4.7m x 3.76m (15' 5" x 12' 4") 2 UPVC double glazed windows to the side, uPVC double glazed window to the front, radiator and feature fire place with inset coal effect gas fire.

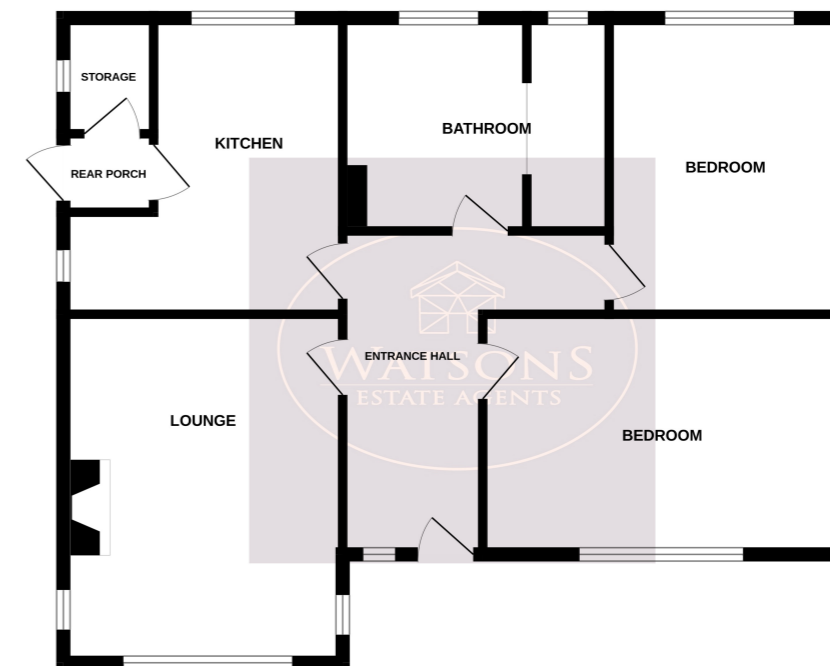
Kitchen

3.91m x 3.71m (12' 10" x 12' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Washing machine and cooker included in sale if required. Tiled flooring, uPVC double glazed window to the rear and obscured uPVC double glazed window to the side. Door to the rear porch.

Rear Porch

Door to the storage cupboard housing the Worcester Bosch combination boiler and door to the side leading to the rear garden.

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 for any prospective purchase. 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 02/24

Bedroom 1

4.04m x 3.42m (13' 3" x 11' 3") UPVC double glazed window to the front, built in wardrobes and radiator.

Bedroom 2

3.85m x 3.12m (12' 8" x 10' 3") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite comprising WC, pedestal sink unit, bath and shower cubicle. Radiator and 2 obscured uPVC double glazed windows to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of mature plants & shrubs and is palisaded by original stone work. Running alongside the property, a tarmac driveway provides off road parking. The rear garden comprises a generous paved patio, turfed lawn, raised flower bed borders with a range of mature plants, shrubs and trees, timber built shed and is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.