

Beech Court, Underwood, NG16 5ES

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(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
- Modern Fitted Kitchen
- Lounge & Conservatory
- Private Rear Garden
- Driveway & Garage
- Ease of Access to M1
- Cul De Sac Location

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 - 30000512

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



*** GUIDE PRICE £300,000 - £325,000 *** THE SEARCH FOR YOUR FOREVER HOME STOPS HERE! *** Not only is this spacious bungalow nestled in a lovely cul-de-sac in Underwood, it is also ready to move into and is presented by the current owners to a very high standard. Offering great internal space with ample parking, a garage and pleasant private garden to the rear. All this bungalow now awaits is the next lucky owner to make it theirs! Call us now to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, Karndean wood effect flooring, radiator and access to the loft. Doors to the lounge, kitchen, shower room and both bedrooms.

Lounge

5.09m x 3.31m (16' 8" x 10' 10") Inglenook feature fireplace with inset multi fuel burner. Karndean wood effect flooring, radiator and uPVC double glazed French doors leading to the conservatory.

Kitchen

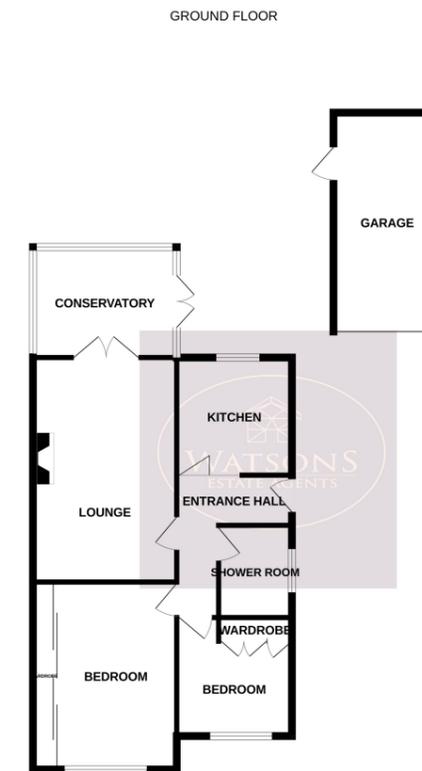
2.72m x 2.68m (8' 11" x 8' 10") A range of matching high gloss wall & base units with worksurfaces incorporating an inset sink and drainer grooves. Integrated appliances including; waist height double electric oven, fridge freezer, washing machine, dishwasher and induction hob with extractor over. UPVC double glazed window to the rear, ceiling spotlights, chrome heated towel rail, and tiled floor.

Conservatory

3.34m x 2.55m (10' 11" x 8' 4") Brick and glass roof construction with uPVC double glazed windows to the side and rear. Radiator, laminate wood flooring and uPVC double glazed French doors to the side.

Bedroom 1

4.27m x 2.73m (14' 0" x 8' 11") UPVC double glazed window to the front, radiator, Karndean wood effect flooring and fitted wardrobes with mirrored sliding doors.



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 is given to their operability or efficiency can be given.
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Bedroom 2

2.71m x 2.7m (8' 11" x 8' 10") UPVC double glazed window to the front, radiator, Karndean wood effect flooring and fitted wardrobe.

Shower Room

White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Fully tiled walls & floor, chrome heated towel rail, ceiling spotlights, and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tarmac driveway with space for multiple cars, leading alongside to the detached garage fitted with up & over door and power. The rear garden backs onto woodland offering a good level of privacy. It is enclosed by timber fencing to the perimeter with gated access to the side and is landscaped to include a paved patio and turfed lawn.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the second bedroom, it is 15 years old and is due to be serviced this year.