



## FEATURES

- Three bedroom semi-detached bungalow
- Conservatory
- Low maintenance south facing rear garden
- Upvc Glazing throughout
- Good transport links
- Excellent condition throughout
- Detached Garage
- Off Street parking for two vehicles
- Close to Local Amenities
- Freehold

Offers In The Region Of £170,000

## Spacious Three Bedroom Semi Detached Bungalow

Abbey Road, Eastwood  
Nottingham, NG16 3FF

### OVERVIEW

- Asking Price: £170,000
- Three bedroom semi detached bungalow
- Good room sizes
- Neutrally decorated throughout
- Freehold

A rare opportunity to acquire a well presented three bedroom bungalow fronting Abbey Road in the sought after district of Newthorpe, Eastwood, Nottingham.

The accommodation briefly comprises a fitted kitchen, conservatory, spacious living room, three bedrooms, a shower room and separate WC.

The property is accessed from a side entrance into the hallway. There is a spacious kitchen where there are a host of modern fittings along with a good range of base and eye level units with separate pantry for additional storage and a door leading into the conservatory.

The conservatory overlooks the low maintenance garden and benefits from double patio doors to the rear. The spacious and neutrally decorated living room enjoys a feature fireplace and a large bay window.

There are three well presented bedrooms in total, two good sized double bedrooms and a smaller single bedroom / study with fitted wardrobes. There is a three-piece shower room comprising of a single shower, WC, and wash hand basin. Additionally, there is another separate w.c.

Outside there is a block paved driveway with turning point to the front and access to the rear where there is a low maintenance south facing gravelled garden with a selection of shrubs and planted borders. There is a single garage, garden shed and greenhouse.



## Accommodation

Lounge: 5.41m x 3.50m

Bedroom 1: 3.52m x 3.41m

Bedroom 2: 3.52m x 2.87m

Bedroom 3/Study: 2.74 x 2.23 (plus fitted wardrobe 1.71m x 0.55m)

Bathroom: 1.68m x 1.55m

W.C: 1.70m x 0.75m

Kitchen: 4.4m x 2.71m

Conservatory: 3.50m x 2.34m

TOTAL: 79.87 sqm (860 sq ft)

## Services

We understand the property to have mains gas, electricity, water and drainage. However, interested parties are advised to carry out their own investigations.

## Tenure

Freehold

## Council Tax

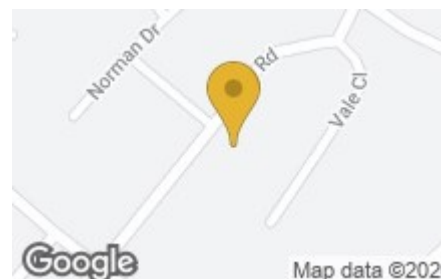
The property is currently subject to council tax band B, the rate payable for the current year (2019/2020) is £1527

## Asking Price

£170,000+

## Viewings

Viewings by appointment only. Please contact a member of John Pye Property on 0115 970 6060 or email [property@johnpye.co.uk](mailto:property@johnpye.co.uk) to arrange an appointment.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Band	Current	Band
Very energy efficient - lower running costs			
(91-100) A	84	(91-100) A	81
(81-90) B		(81-90) B	
(71-80) C	57	(71-80) C	50
(61-70) D		(61-70) D	
(51-60) E		(51-60) E	
(41-50) F		(41-50) F	
(31-40) G		(31-40) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	