

# JOHNSONS & PARTNERS

Estate and Letting Agency



**25 ORCHARD CLOSE**  
NOTTINGHAM, NG14 5EF

**GUIDE PRICE £350,000**



# 25 ORCHARD CLOSE

Nottingham, NG14 5EF

Guide Price £350,000 - £360,000 -

An excellent opportunity to purchase an extremely well presented and completely refurbished; two double bedroom, detached bungalow. This really is a beautiful example of single storey living, having been finished in a contemporary style throughout. The current owner has installed a new kitchen and shower room, as well as a new central heating system. The décor also has a stylish finish and adds to the 'ready to move in to accommodation. An extra bonus feature is that the property comes to the market with 'no upward chain' which helps to simplify the whole buying process.

In brief, the double glazed and centrally heated accommodation comprises open entrance porch, reception hallway, impressive lounge dining room, contemporary re-fitted kitchen, two double bedrooms and modern shower room to the inside; whilst outside there is a front garden and driveway, garage/store and a lovely rear garden with far reaching views.

This is a beautiful property, located close to the centre of this equally beautiful village; with a wide range of amenities for all. With this in mind, we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

**Open Entrance Porch**

**Reception Hallway**





**Lounge Dining Room**  
19'8 x 11'10 (5.99m x 3.61m)



**Kitchen**  
12'11 x 10'5 (3.94m x 3.18m)



**Bedroom One**  
12' x 10'4 (3.66m x 3.15m)



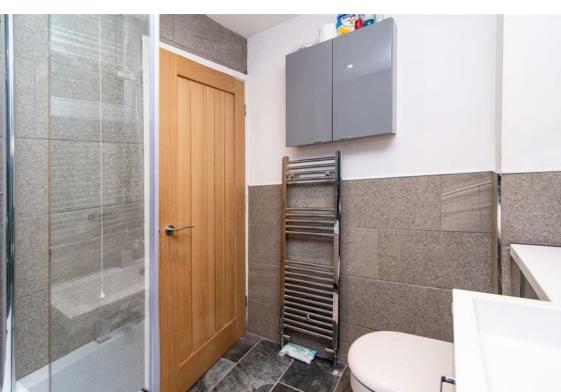
**Bedroom Two**  
11'11 x 8'11 (3.63m x 2.72m)



**Shower Room**  
7' x 5'5 (2.13m x 1.65m)



**Garage/Store**  
17'10 x 8'1 (5.44m x 2.46m)

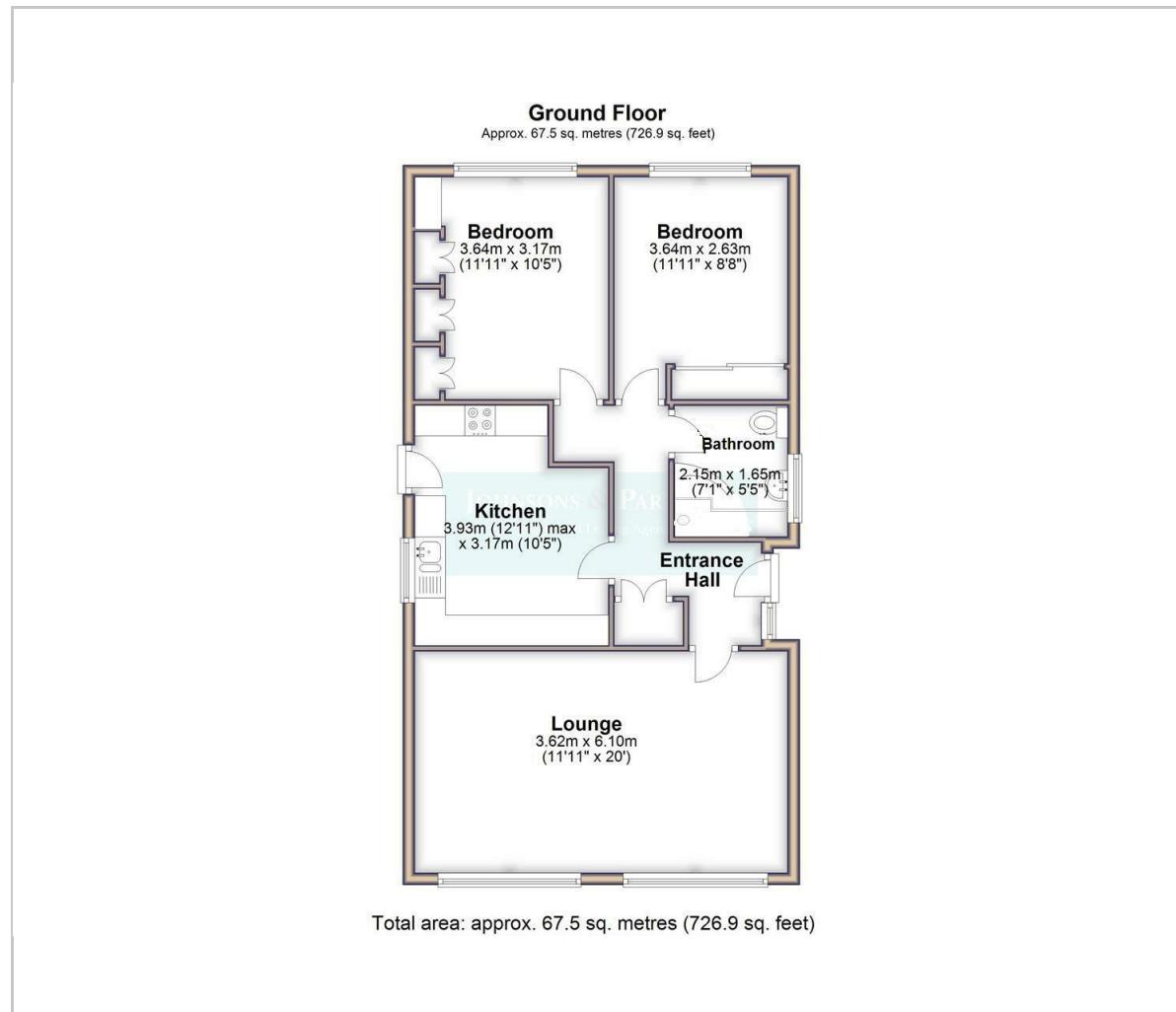


**Outside**  
**Driveway**



**Front & Rear Gardens**  
**Agents Disclaimer**  
**Agents Notes**

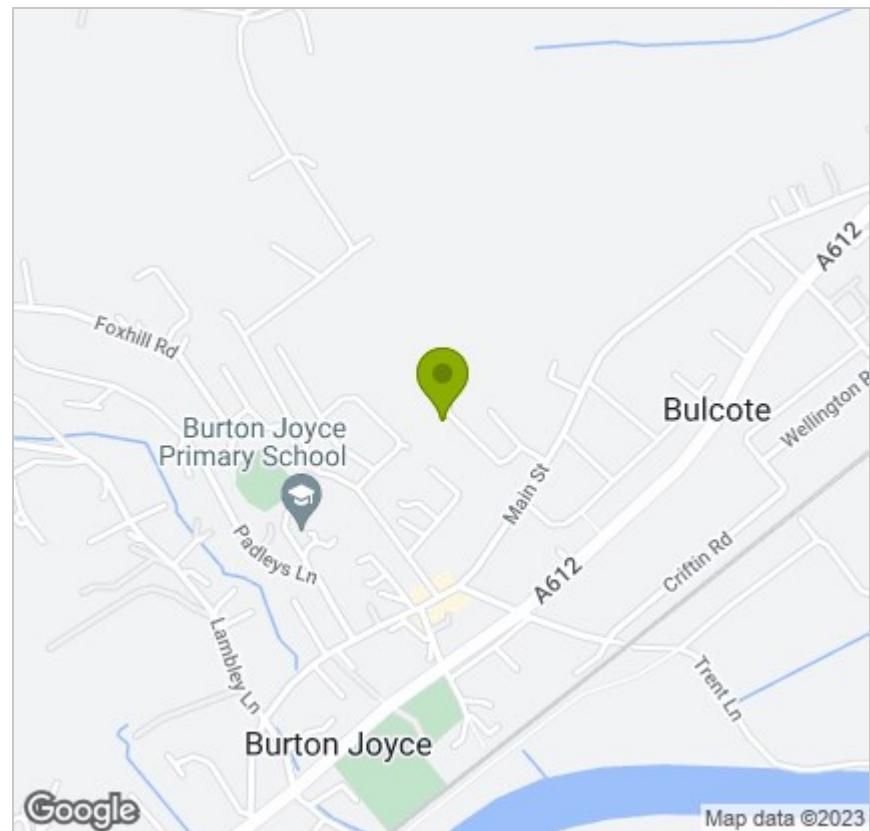
## Floor Plan



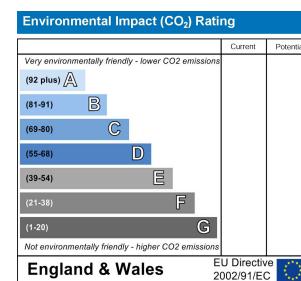
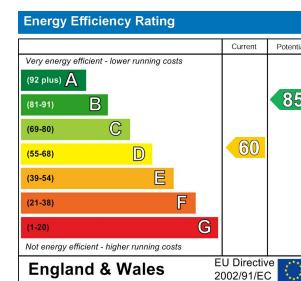
## Viewing

Please contact our Burton Joyce Office on 0115 931 2020  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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