



2 Ambergate Road, Beechdale, NG8 3GD

Offers Over £220,000



Marriotts







# 2 Ambergate Road Beechdale, NG8 3GD

- Two bedrooms
- Spacious lounge
- Low maintenance gardens
- Kitchen with quartz worktops
- Large wet room
- NO UPWARD CHAIN

A very impressive and fully refurbished detached bungalow with two bedrooms, a lovely fitted kitchen with appliances and quartz worktops, low maintenance gardens, garage and for sale with NO UPWARD CHAIN!!



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## Overview

The bungalow is immaculate throughout with accommodation consisting of a spacious front entrance hallway with large walk-in cloakroom, two bedrooms, lounge with wall-mounted electric fire and fitted kitchen with soft close doors and drawers, quartz worktops and several integrated appliances including induction hob, fridge freezer, dishwasher and washing machine. There is also a good-sized wet room, detached concrete sectional garage, gated pressed concrete off road parking and hard landscaped rear garden with steel frame pergola covered seating/patio area.

## Entrance Hall

With UPVC double glazed front door, wood style laminate flooring continuing to the lounge and bedrooms, cloaks cupboard with RCD board, radiator and separate large walk-in cloakroom.

### Lounge

UPVC double glazed bow window, radiator, wall mounted gas fire, TV aerial point and door through to the kitchen.

### Kitchen

A range of wall and base units with soft close doors and drawers and solid quartz worktops with one-and-a-half bowl enamelled sink unit and drainer. The appliances consist of a NEFF electric oven and microwave, Bosch induction hob with black extractor canopy and an integrated fridge freezer, dishwasher and washing machine. Stone tiled floor, breakfast bar, UPVC double glazed side door and rear window.

### Bedroom 1

Built-in part mirrored sliding door wardrobes, UPVC double glazed rear window and radiator.

### Bedroom 2

Built-in sliding mirrored wardrobes, UPVC double glazed front window and radiator.

### Wet Room

With fully tiled walls and non-slip flooring, the shower area has an electric shower and floor drain and there is also a pedestal washbasin, dual flush toilet, extractor fan, loft access and cupboard housing the Baxi combination gas boiler.

### Outside

To the front, a feature brick and wrought iron wall with wrought iron double gates lead onto the pressed concrete car standing and low maintenance plum slate front garden. To one side there is a gravelled flower bed with an up and over door leading into the concrete sectional garage, with a side door and separate side gated access leading to the rear. The rear garden is also predominately gravelled with a full-length paved area leading to a metal framed pergola-covered patio/seating area, with plumb slate borders, LED floodlights and an outside tap.

### Material Information











TENURE: Freehold  
 COUNCIL TAX: Nottingham City - Band B  
 PROPERTY CONSTRUCTION: not known  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
 FLOOD RISK: No  
 ASBESTOS PRESENT: No  
 ANY KNOWN EXTERNAL FACTORS: No  
 LOCATION OF BOILER: In the bathroom  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Eon Next  
 MAINS ELECTRICITY PROVIDER: Eon Next  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: No  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: Purpose built ramp for front access, with level rear access.

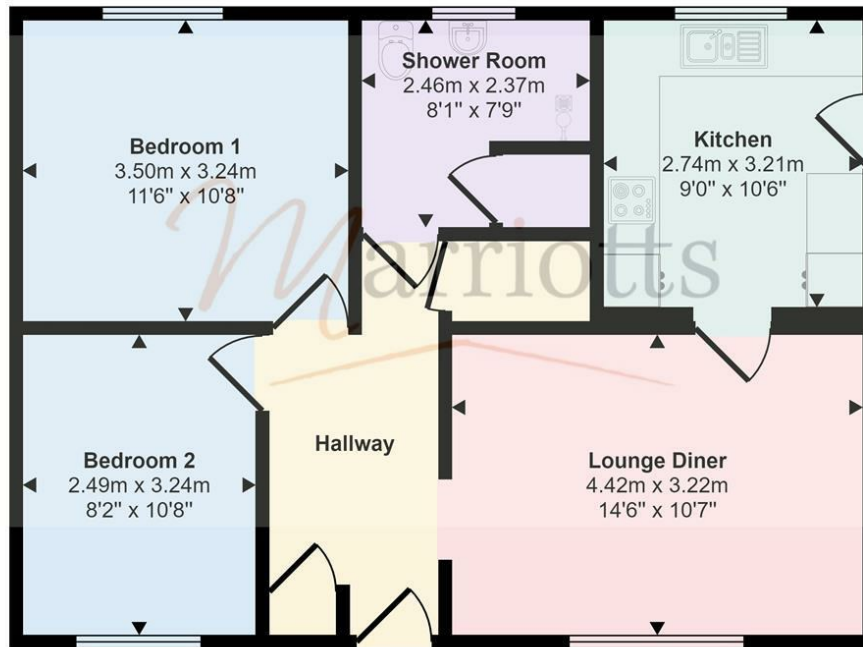








Approx Gross Internal Area  
60 sq m / 648 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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