



**Greenwich Avenue  
Nottingham, NG6 0LD**

**GUIDE PRICE £230,000 - 240,000**

**Freehold**

CHAIN-FREE | TWO-BEDROOM SEMI-DETACHED  
BUNGALOW | GREENWICH AVENUE, NG6



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Nestled in a quiet cul-de-sac, this beautifully presented two-bedroom semi-detached bungalow is offered to the market chain-free and ready for its next chapter. The location is ideal for those seeking peace and privacy without compromising on convenience, with the No. 70 bus stop a short walk away and tram access close by offering a direct route into Nottingham city centre for commuting, shopping, and leisure. A range of local amenities including supermarkets, healthcare, and parks are all within easy reach.

The property sits behind private gates with a front garden and ample off-street parking. Upon entering, a useful porch helps to keep the warmth in during the colder months. At the heart of the home is a generously sized central hallway, providing a spacious and open feel that sets the tone for the rest of the property.

There are two double bedrooms, the first of which is bay-fronted and features fitted storage, while the second overlooks the rear garden and includes access to the loft. The family bathroom is immaculately presented and has recently been updated with a brand-new flooring. The large, bay-fronted lounge enjoys plenty of natural light and features a fireplace, making it a cosy yet spacious place to relax. The kitchen is well fitted with ample cupboard space and a breakfast bar, and offers pleasant views out over the garden via the adjoining conservatory. White goods can be included by request.

To the rear, the conservatory functions as a bright sunroom and also doubles as a practical drying space. The landscaped garden is private and low-maintenance, ideal for outdoor entertaining or simply enjoying some quiet time. A freestanding garage with its own electric supply adds further versatility, and a greenhouse at the end of the garden will appeal to any green-fingered buyers.

This is a rare opportunity to secure a chain-free bungalow in a well-connected yet peaceful location. Early viewing is highly recommended.



### Entrance Porch

UPVC double glazed entrance door leading into the porch comprising ceiling light point, linoleum flooring, internal glazed door leading through to the entrance hallway.

### Entrance Hallway

6'10" x 12'5" approx (2.1 x 3.8 approx)

Carpeted flooring, wall mounted radiator, coving to the ceiling, storage cupboard, doors leading off to:

### Bedroom One

14'1" x 13'9" approx (4.3 x 4.2 approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, built-in storage cupboard.

### Bedroom Two

12'5" x 10'5" approx (3.8 x 3.2 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, access to the loft.

### Loft

Part boarded, housing the boiler.

### Shower Room

8'2" x 6'6" approx (2.5 x 2.0 approx)

UPVC double glazed window to the side elevation, wall mounted radiator, WC, vanity wash hand basin with mixer tap, walk-in shower enclosure with electric shower over.

### Lounge

17'0" x 12'5" approx (5.2 x 3.8 approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, fireplace with tiled heart and wooden surround, coving to the ceiling, carpeted flooring, archway leading through to the kitchen.

### Kitchen

15'5" x 8'6" approx (4.7 x 2.6 approx)

Linoleum floor covering, breakfast bar, space and point for a fridge freezer, wall mounted radiator, space and point for a cooker, extractor hood, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, tiled splashbacks, glazed

window to the conservatory, UPVC double glazed door leading through to the conservatory, archway leading through to the lounge.

### Conservatory

6'10" x 13'9" approx (2.1 x 4.2 approx)

Light, power, UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear elevation leading out to the rear garden, UPVC double glazed door to the side elevation, linoleum floor covering.

### Rear of Property

To the rear of the property there is an enclosed rear garden with lawned area, greenhouse, shed, access to the garage, fencing and hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

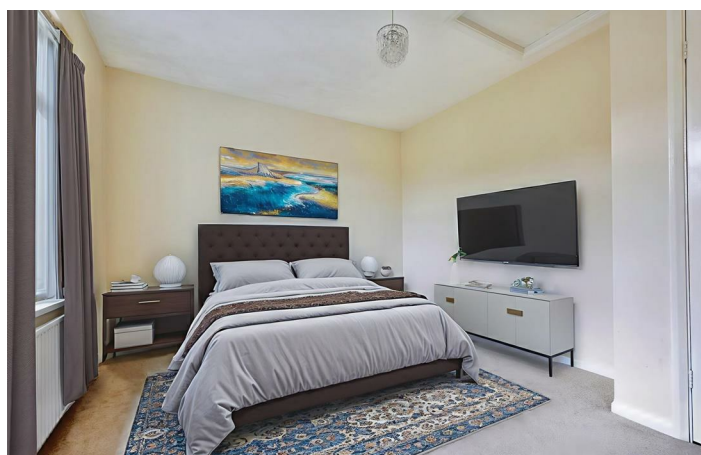
Flood Risk: No flooding in the past 5 years

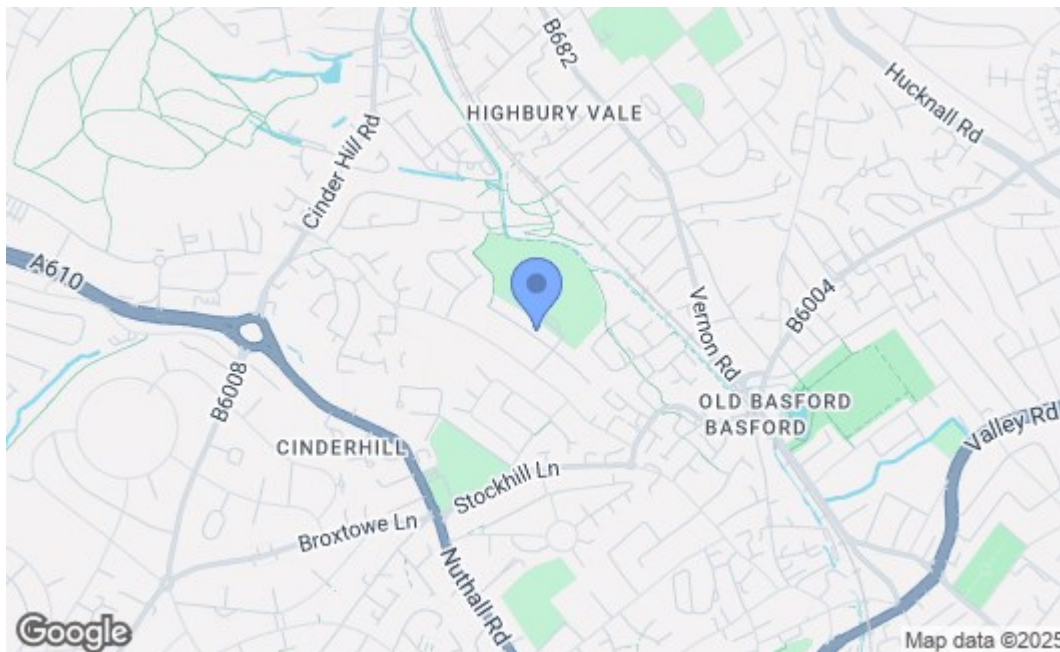
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.