Robert Ellis

look no further. . .

Grangewood Road,
Wollaton, Nottingham
NG8 2SX

£200,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

An Immaculately Presented Two Bedroom Semi-Detached Bungalow.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links, Queens Medical Centre and the A52, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, retired couples and investors.

In brief, the internal accommodation comprises of a porch, lounge/diner, kitchen, sun room, bathroom and bedroom to the ground floor with a large double bedroom to the first floor.

Outside the property benefits from a driveway with off road parking for two cars, gated access to the rear garden which includes a lawned area, stocked borders, mature trees and shrubs, useful storage shed and fenced boundaries.

Having been upgraded and renovated throughout by the current vendor, the property is offered to the market with the benefit of new UPVC double glazing, new electric heating system and radiators, new kitchen and bathroom, new flooring/carpets, and recently redecorated throughout along with vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
With a UPVC double glazed front door, UPVC double glazed windows surrounding and UPVC double glazed door to:

Lounge/Diner
12'9" x 10'4" approx (3.89m x 3.17m approx)
Carpeted room with radiator, UPVC double glazed window to the side, UPVC double glazed sliding door to the sun room, door to the inner hallway and kitchen.

Sun Room
8'10" x 7'4" approx (2.7m x 2.24m approx)
With laminate flooring, radiator, UPVC double glazed French doors to the rear and UPVC double glazed windows surrounding.

Kitchen
9'1" x 5'11" approx (2.78m x 1.81m approx)
With a range of modern wall, base and drawer units in white, work surfaces, sink with drainer and mixer tap, integrated electric oven and hob with air filter over, laminate flooring, plumbing for a washing machine, space for a fridge freezer and UPVC double glazed window to the side.

Inner Hallway
With stairs to the first floor and doors to the bathroom and bedroom 2.

Bedroom 2
9'10" x 8'3" approx (3.02m x 2.52m approx)
Carpeted flooring with UPVC double glazed window and radiator.

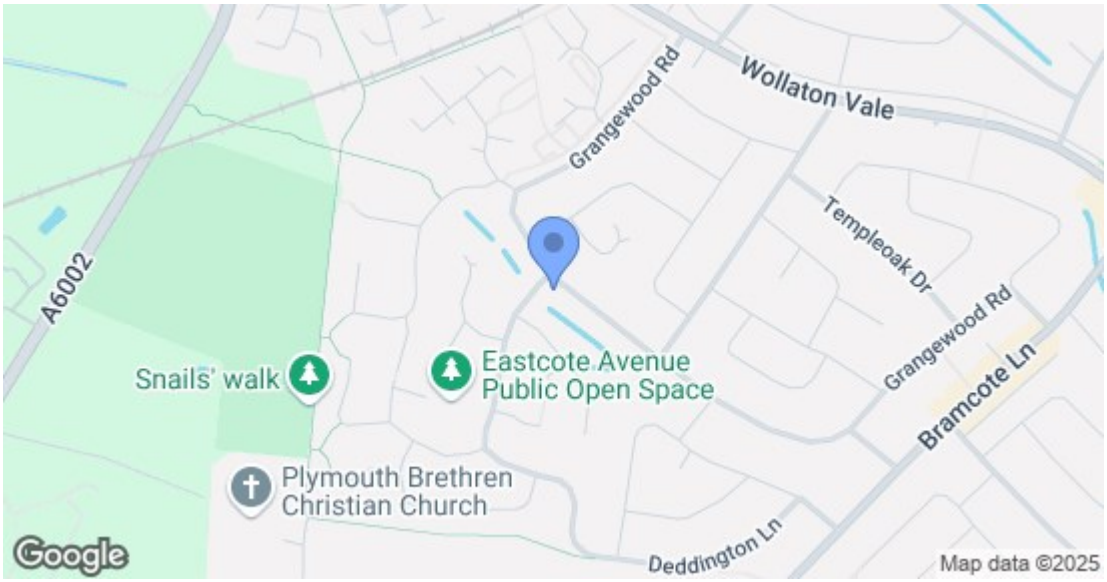
Bathroom
Incorporating a three piece suite comprising of a panelled bath with shower over, wash hand basin inset to vanity unit, low flush w.c., tiled splashbacks, heated towel rail, extractor fan and a storage cupboard housing the boiler.

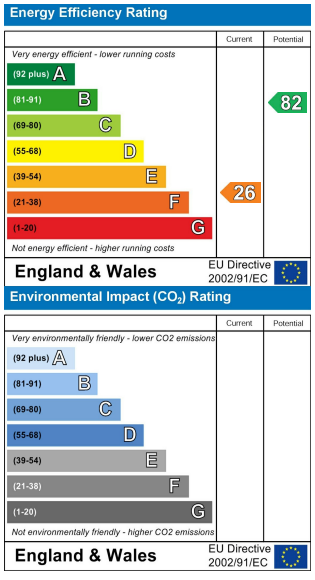
First Floor

Bedroom 1
18'10" x 9'4" approx (5.76m x 2.86m approx)
Carpeted double bedroom with two Velux windows, UPVC double glazed window, useful built-in storage cupboard, radiator and spotlights.

Outside
Outside the property benefits from a driveway with off road parking for two cars, gated access to the rear garden which includes a lawned area, stocked borders, mature trees and shrubs, useful storage shed and fenced boundaries.

Council Tax
Nottingham Council Band A





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888