



Cransley Avenue,  
Wollaton, Nottingham  
NG8 2QX

**£265,000 Freehold**



A well presented two bedroom semi-detached bungalow with a conservatory to the rear.

Available to the market with the benefit of chain free vacant possession, this well maintained property situated in a quiet and sought-after position tucked away, yet also readily accessible for local shops, excellent transport links, doctors and a range of other facilities.

In brief the internal accommodation comprises; entrance hall, kitchen, living room, bedroom, second bedroom/dining room, shower room and conservatory.

Outside the property has a drive providing ample car standing with the garage beyond, primarily lawned garden and to the rear a private garden which is again primarily lawned.

Offering ready to move into accommodation this property will appeal to a variety of potential purchaser and is well worthy of viewing.



### Entrance Hall

Double glazed composite entrance door, radiator and loft hatch.

### Kitchen

8'8" x 7'7" (2.66m x 2.33m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, inset gas hob with air filter above and electric oven below, single sink and drainer unit with mixer tap, further appliance space and cupboard housing the hot water cylinder with shelves above, UPVC double glazed window and radiator.

### Living Room

16'11" x 10'11" (5.16m x 3.33m )

UPVC double glazed window, fuel effect gas fire with granite style hearth and Adam style mantle and radiator.

### Bedroom One

12'11" x 9'11" (3.94m x 3.04m )

UPVC double glazed window, radiator and fitted wardrobe.

### Bedroom Two/Dining Room

8'11" x 8'8" (2.73m x 2.66m )

UPVC double glazed patio doors and radiator.

### Shower Room

Fitting in white comprising: low level WC, pedestal wash hand basin, double shower cubicle with Mira shower over, part tiled wall, UPVC double glazed window and wall mounted heated towel rail.

### Conservatory

10'10" x 9'6" (3.30m x 2.90m )

UPVC double glazed windows, radiator and UPVC double glazed door.

### Garage

21'1" x 9'1" (6.44m x 2.78m )

Up and over door to the front, pedestrian door and window to the side, light, power and tap.

### Outside

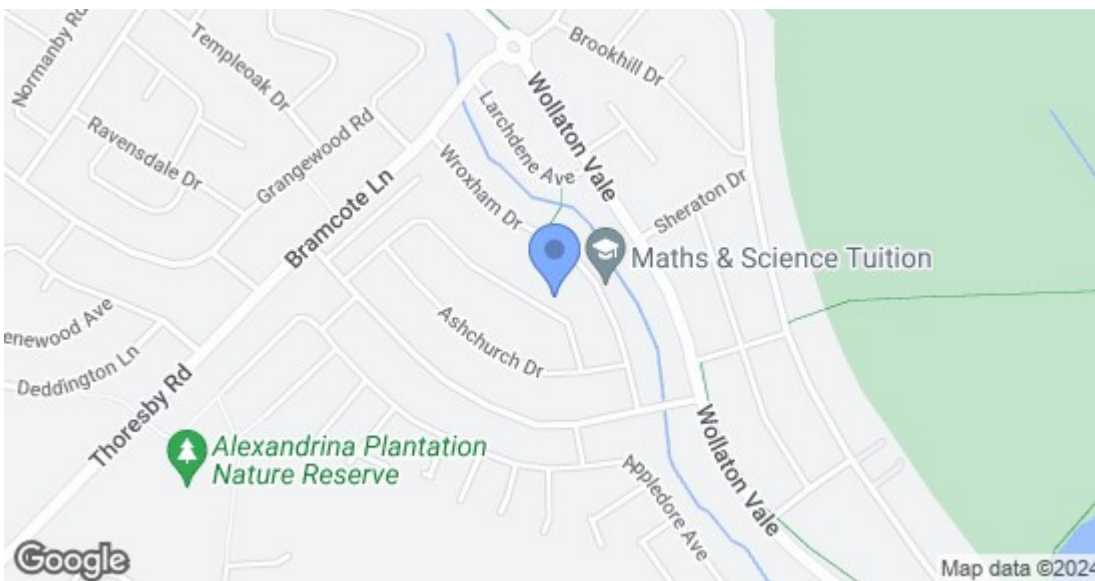
To the front the property has a primarily lawned garden with stocked borders and a drive providing ample car

standing which runs along side the property to the garage. The property has a private rear garden which is not over looked and comprises; patio, lawn, well stocked beds and borders, shrubs and trees, greenhouse and a shed.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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.