



Burnham Avenue,  
Beeston, Nottingham  
NG9 5AH

**£285,000 Freehold**



A spacious three bedroom detached bungalow situated on a quiet cul-de-sac being offered to the market with no upward chain.

This property is considered an ideal opportunity for a range of potential purchasers including anyone looking to downsize or relocate to this popular residential location.

Situated within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in the neighbouring towns of Beeston and Long Eaton and also at Chilwell Retail Park. There are excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Kitchen, large living/dining Room, conservatory, three bedrooms and a bathroom.

To the front of the property is a low maintenance pebbled garden with mature shrubs and a footpath to the entrance door and a driveway. Side access leads to the rear garden which is primarily lawned with a paved seating area and mature shrubs.

Having been well maintained by the current vendors, this spacious bungalow is an ideal purchase to put your own stamp on and is well worth an early internal viewing.



### Entrance Porch

An entrance door leads through to side porch.

### Kitchen

9'2" x 10'4" (2.800 x 3.172)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and mixer tap. Space and fittings for freestanding fridge/freezer and washing machine. UPVC double glazed window and door to the side passage.

### Living/Dining Room

21'0" x 17'10" (6.426 x 5.437)

Carpeted room with two radiators, gas fire, UPVC double glazed windows to the side and rear and UPVC French doors to the conservatory.

### Conservatory

10'4" x 8'9" (3.173 x 2.692)

Carpeted room with electric heater and UPVC double glazed door to the rear garden.

### Bedroom One

11'6" x 10'11" (3.521 x 3.337)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

9'2" x 10'11" (2.796 x 3.352)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

7'11" x 9'1" (2.432 x 2.786)

Carpeted room with radiator and UPVC double glazed window to the side aspect.

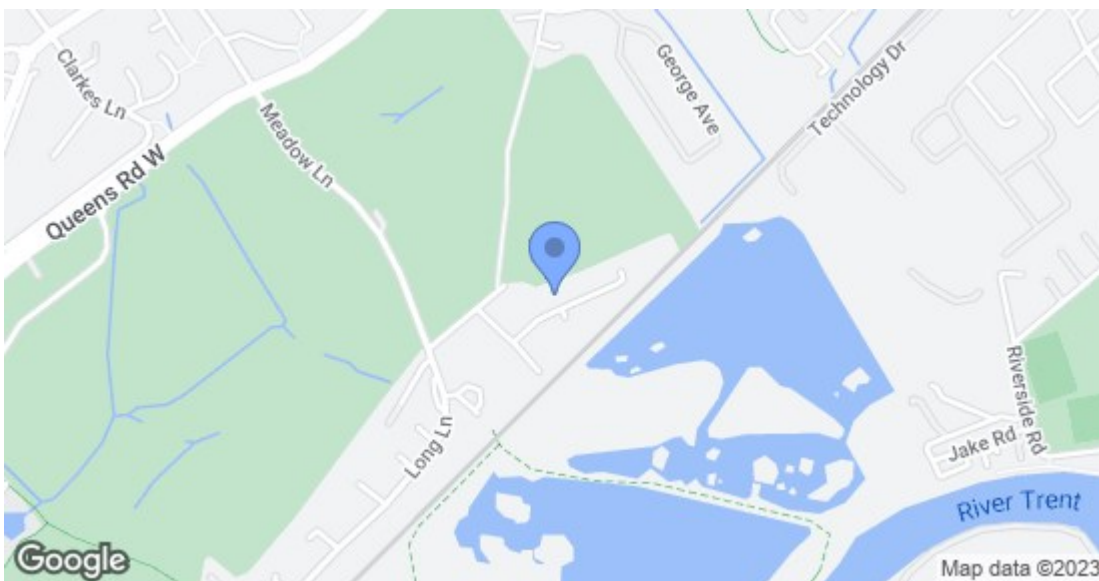
### Bathroom

Incorporating a three piece suite comprising walk in mains powered shower, wash hand basin and WC.

### Outside

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| 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.