Robert Ellis

look no further...

Orston Drive,
, Nottingham
NG8 1AJ

£230,000 Freehold

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A Spacious, Well Proportioned Two Bedroom Semi-Detached Bungalow With a Driveway for Multiple Cars and No Upward Chain.

Situated within the popular suburb of Wollaton, readily accessible for a variety of local amenities including shops, public houses and Wollaton Hall and Deer Park. There is also the advantage of excellent transport inks providing easy access to The University of Nottingham, The Queens Medical Centre and Nottingham city centre, making the property an ideal purchase for a wide range of buyers including; young professionals, young families and investors.

In brief the internal accommodation comprises; entrance porch, open plan kitchen, living and dining room, utility space, two double bedrooms and wet room.

To the front of the property there is a paved driveway proving ample off road car standing. To the rear there is a low maintenance paved patio garden area which is enclosed with tress and timber fencing.

Offered to the market with the benefit of gas central heating, UPVC double glazing throughout and external wall insulation, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC double glazed door to front, tiled flooring, useful appliance space and UPVC door leading to rear garden.

Open Plan Kitchen/Diner and Living Room
14'4" (reducing to 8'3") x 20'8" (reducing to 11'4 (4.39m (reducing to 2.52m) x 6.30m (reducing to 3.4)
Living/Dining Area: UPVC double glazed window to front and rear, carpet flooring, two radiators and and storage cupboard housing the boiler.

Kitchen Area: Fitted with a range of wall, base and drawer units, rolled edged work surfaces, one and a half bowl sink and drainer unit, gas cooker point, useful appliance space, pantry cupboard and UPVC double glazed window rear.

Inner Hallway
UPVC double glazed window to front, no exit door

Bedroom One
11'5" x 11'1" (3.50m x 3.40m)
UPVC double glazed window to front, carpet flooring and radiator.

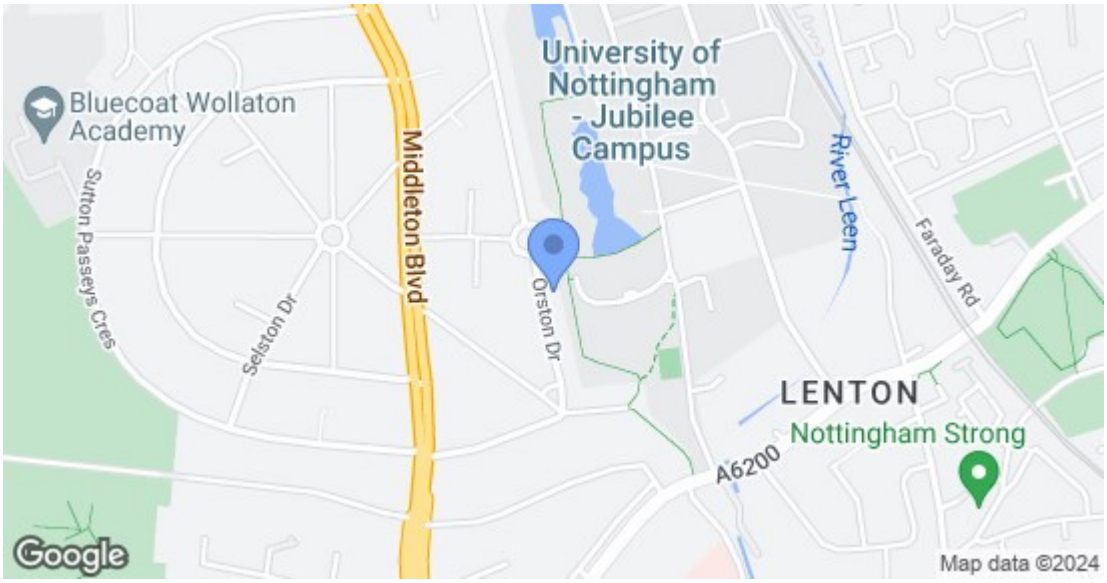
Bedroom Two
11'2" x 8'6" (3.41m x 2.61m)
UPVC double glazed window to rear, carpet flooring and radiator.

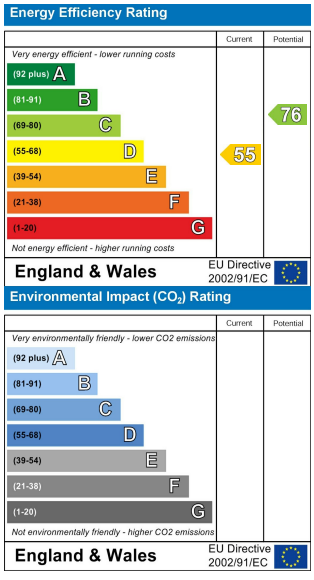
Wet Room
Fitted with electric shower, pedestal wash hand basin, low level WC, tiling to walls and obscured UPVC window.

Outside
To the front of the property there is a paved driveway proving ample off road car standing. To the rear there is a low maintenance paved patio garden area which is enclosed with tress and timber fencing.

Material Inforamation:
Freehold
Property Construction: Crane construction
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Accessibility/Adaptions: Internal Kitchen wall removed for wheel chair access
Planning Permissions/Building Regulations: None
Has the Property Flooded?: No

Disclaimer
These details and Key facts 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. Full material information is available in hard copy upon request.





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