



Windrush Close,  
Beeston, Nottingham  
NG9 3LN

**£140,000 Freehold**



A one double bedroom semi-detached bungalow with a detached garage.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links and The Queens Medical Centre, this lovely property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, retired couples and Investors.

In brief the internal accommodation comprises; entrance hall, lounge diner, kitchen, bedroom, study, conservatory and bathroom.

To the front of the property you will find a tarmac driveway, a range of mature trees and shrubs and gated side access leading to the low maintenance private and enclosed rear garden which includes a tarmac patio, mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

In need of a full programme of renovation and modernisation this property is considered a rare opportunity and is perfect for the incoming purchaser to upgrade to suit their own personal needs and requirements.



### Entrance Hall

Composite entrance door, loft hatch and doors to the bathroom, study, bedroom and lounge diner.

### Lounge Diner

14'2" x 10'7" (4.33m x 3.25m )

A carpeted room with gas fire, radiator, UPVC double glazed window to the front and door to the kitchen.

### Kitchen

9'5" x 6'1" (2.88m x 1.86m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, tiled walls, space for a fridge and washing machine and UPVC double glazed window to the front.

### Bedroom

10'3" x 10'1" (3.14m x 3.09m )

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

### Study

6'11" x 6'4" (2.12m x 1.95m )

A carpeted room with UPVC double glazed window to the side, airing cupboard housing the hot water cylinder, radiator and UPVC double door to the conservatory.

### Conservatory

12'11" x 6'8" (3.94m x 2.05m )

Brick and UPVC construction, carpet flooring and UPVC double glazed door to the garden.

### Bathroom

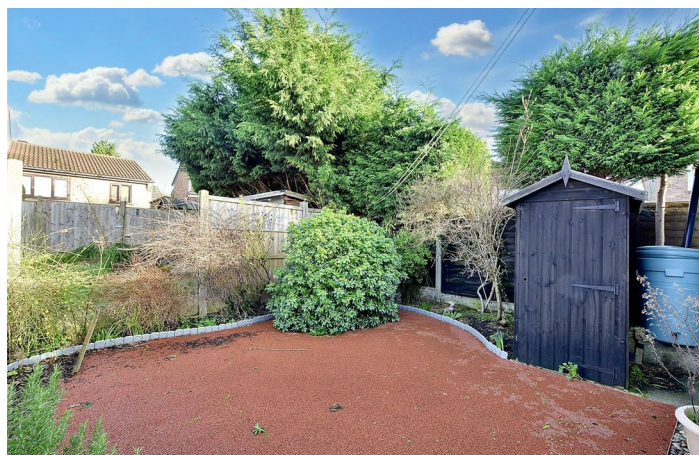
Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, radiator and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a tarmac driveway, a range of mature trees and shrubs and gated side access leading to the low maintenance private and enclosed rear garden which includes a tarmac patio, mature trees and shrubs, stocked beds and borders, useful storage shed and fence boundaries.

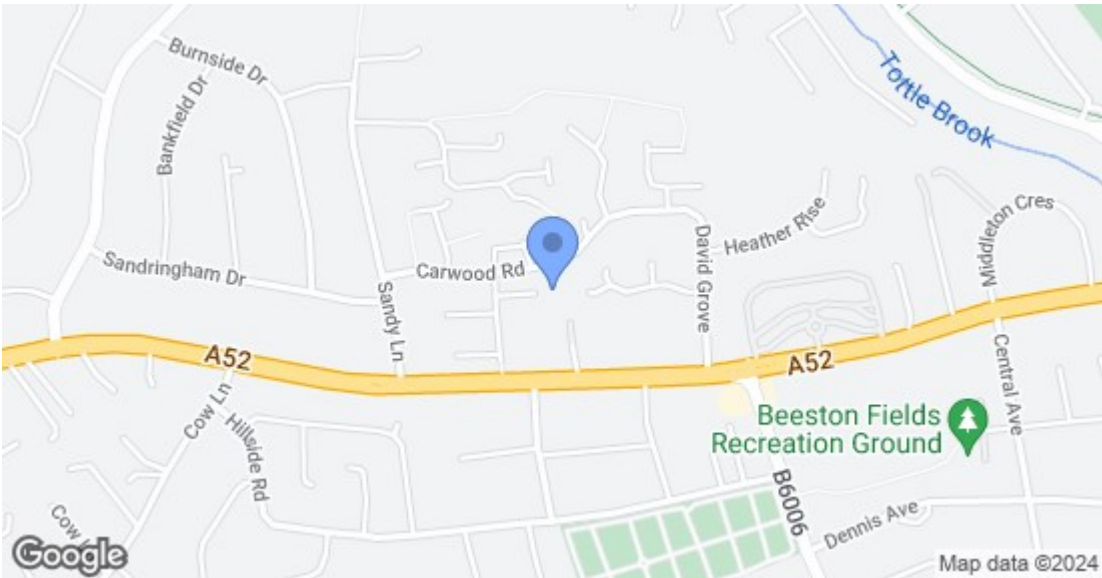
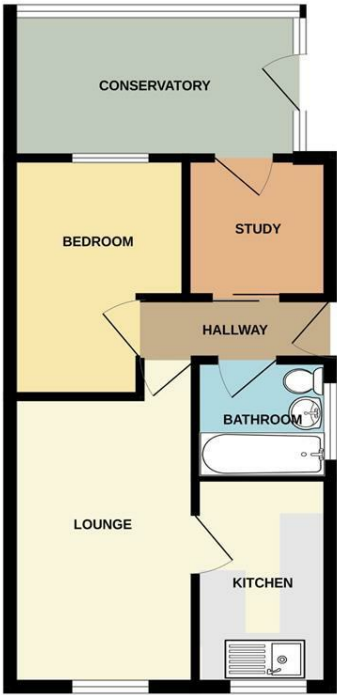
### Garage

A single garage with power and electricity and up and over garage door to the front.





GROUND FLOOR



| 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                     |         |                         |
| England & Wales                                                 |         | 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 |         |                         |
| England & Wales                                                 |         | 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.