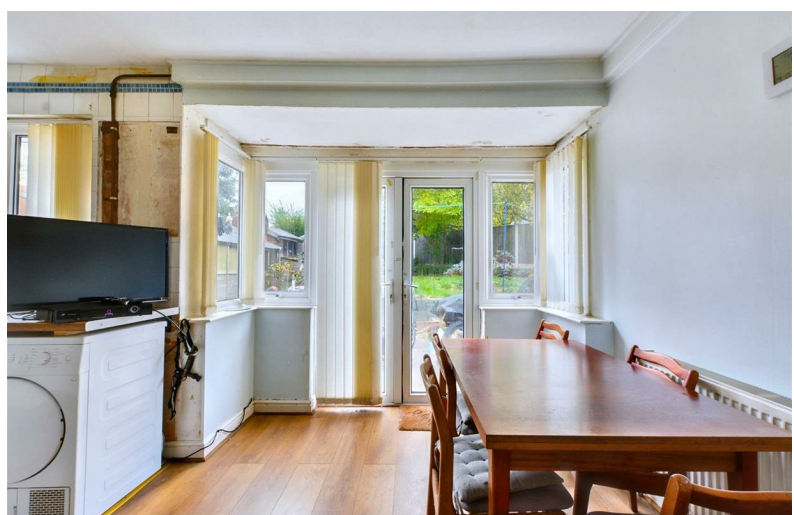


Robert Ellis

look no further...



Hawton Crescent,
Wollaton, Nottingham
NG8 1BZ

£230,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A spacious, two-bedroom, semi-detached bungalow with the benefit of no upward chain.

Situated within close proximity to the Queens Medical Centre and Wollaton Hall and Deer Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well-proportioned property would be considered an ideal opportunity for a large variety of buyers looking to put their own stamp on their next purchase, this could include young professionals, buy to let investors or anyone looking to downsize

In brief the internal accommodation comprises; an entrance porch, through to the entrance hall, living room, kitchen diner, two double bedrooms and bathroom.

Outside to the front is a paved driveway with space for parking of multiple cars and gates side access to the rear. This is lawned with a paved and decked seating area.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to a carpeted entrance porch.

Entrance Hall

Secondary door through to a carpeted entrance hall with radiator.

Living Room

15'3" x 14'9" (4.65m x 4.52m)

A carpeted reception room, with radiator, gas fireplace, fitted storage cupboard and UPVC double glazed bay window to the front aspect.

Kitchen Diner

17'11" x 8'7" (5.47m x 2.64m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, tiled flooring, UPVC double glazed window to the rear aspect and French doors leading out to the garden.

Bedroom One

11'11" x 11'4" (3.65m x 3.47m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

9'1" x 8'9" (2.78m x 2.67m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a driveway for multiple cars and fenced boundaries. The rear has a lawned space with both a paved and decked seating area with space for a shed

Material Information:

Freehold

Property Construction: Brick with insulated wrap

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

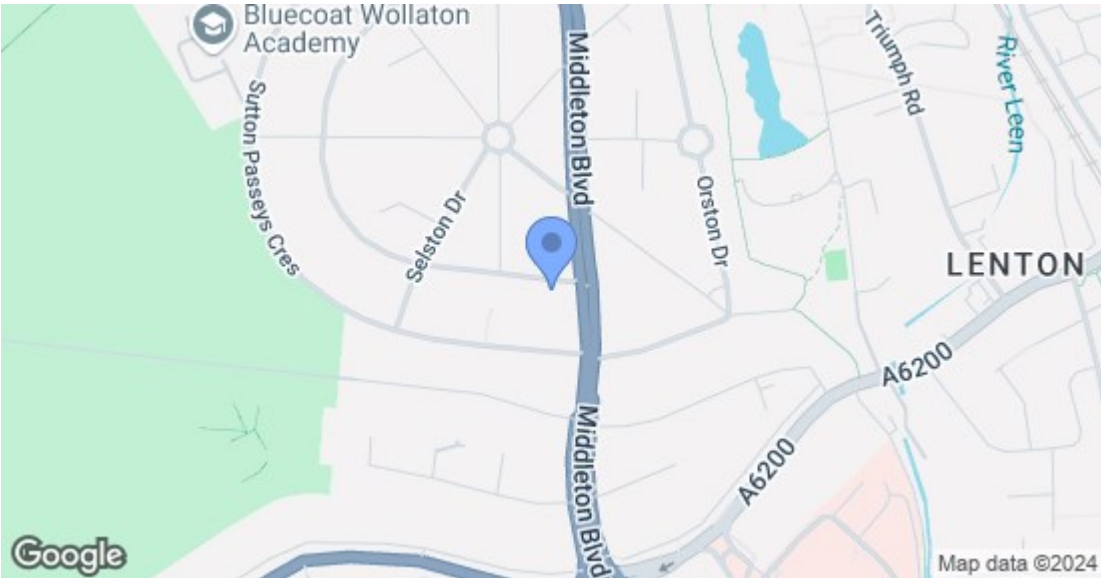
Accessibility/Adaptions: None

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.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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