



The Dovecotes,  
Beeston, Nottingham  
NG9 1GG

**£175,000 Freehold**



A one bedroom mid-terrace bungalow located in an exclusive over 55's development.

Offered to the market with the benefit of no upward chain, gas central heating and UPVC double glazing throughout along with a light and airy living space.

In brief the internal accommodation comprises: entrance hallway, kitchen, lounge/diner, double bedroom and a bathroom.

The bungalow is situated in a gated complex and to the front of the property you will find a footpath leading to the front door and to the rear you will find a primarily lawned garden with a range of mature plants and shrubs, stocked beds and a useful storage shed.

Occupying a much sought after and convenient residential location just a stone's throw away from a range of local shops and amenities including transport links and Beeston town centre, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Composite entrance door, radiator, useful storage cupboard housing the Vaillant combination boiler, loft hatch and doors to the bathroom, bedroom and lounge diner.

### Lounge Diner

16'8" x 9'6" (5.09m x 2.92m )

A carpeted reception room with radiator, UPVC double glazed sliding patio doors to the rear and a door to the kitchen.

### Kitchen

9'10" x 9'10" (3m x 3.02m )

Fitted with a range of wall and base units, work surfaces, sink and drainer unit, integrated electric oven and hob with air filter over, space for a fridge and freezer, tiled splashbacks and UPVC double glazed window to the front.

### Bedroom

12'9" x 8'8" (3.9m x 2.66m)

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

### Bathroom

7'10" x 5'4" (2.39m x 1.63m )

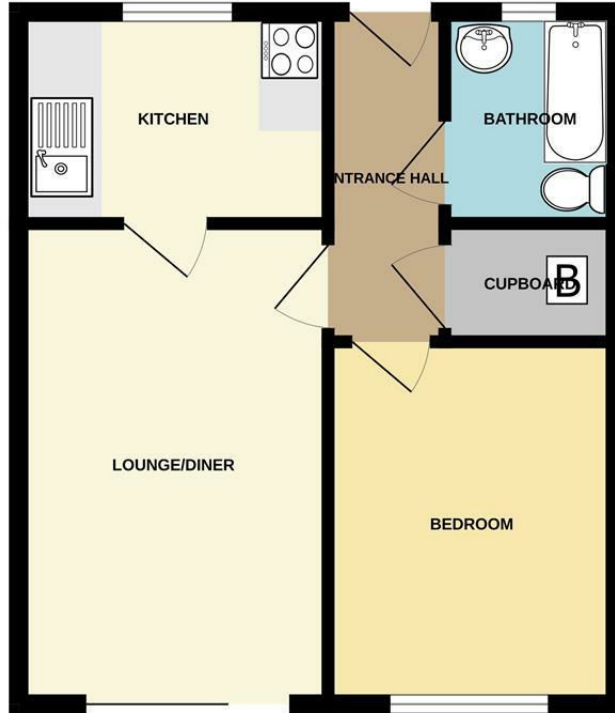
Incorporating a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, radiator and UPVC double glazed window to the front.

### Outside

The bungalow is situated in a gated complex and to the front of the property you will find a footpath leading to the front door and to the rear you will find a primarily lawned garden with a range of mature plants and shrubs, stocked beds and a useful storage shed.



GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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	

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