



The Dovecotes,  
Beeston, Nottingham  
NG9 1GG

**£195,000 Freehold**



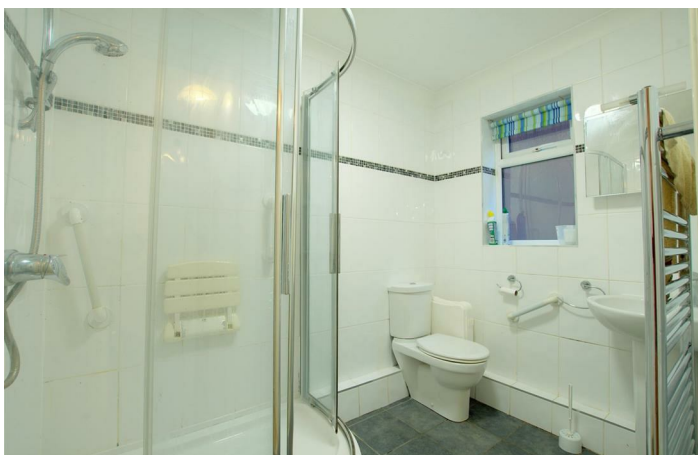
A well presented one bedroom end-terraced bungalow located in an over 55's development.

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, this fantastic property is ready for an incoming purchaser to move straight in to.

In brief the internal accommodation comprises: Entrance hallway, kitchen, lounge/diner, conservatory, double bedroom and a shower room.

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 borders, a useful storage shed and fenced boundaries.

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

With a UPVC double glazed front door, laminate flooring, radiator, useful storage cupboard housing the Baxi combination boiler and doors to the shower room, bedroom and lounge diner

### Kitchen

9'7" × 6'6" (2.94 × 2)

With a range of wall, base and drawer units, work surfaces, a sink with a drainer and a mixer tap, space for a cooker and fridge/freezer, plumbing for a washing machine, laminate flooring, tiled walls, UPVC double glazed window to the front and an opening to the Lounge Diner.

### Lounge Diner

16'9" × 9'7" (5.11 × 2.94)

A carpeted room with a radiator and UPVC double glazed sliding doors to the conservatory.

### Conservatory

8'10" × 4'10" (2.7 × 1.48)

With laminate flooring, UPVC double glazed door to the garden and UPVC double glazed windows.

### Bedroom

12'8" × 8'9" (3.87 × 2.67)

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

### Outside

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 borders, a useful storage shed and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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.