



Kilverton Close,  
Wollaton, Nottingham  
NG8 1EF

**£240,000 Freehold**



Positioned in a quiet cul-de-sac in the heart of Wollaton, you are within close proximity to a large variety of amenities including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This lovely bungalow would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a purchase, this could include anyone looking to downsize, first time buyers or anyone looking for the convenience of ground floor living.

In brief the internal accommodation comprises; An entrance hall, living room, kitchen, dining room, conservatory, two double bedrooms and bathroom.

To the front of the property is a lawned garden with mature shrubs and driveway with ample parking for two cars in tandem. The rear garden is also lawned, with hedged boundaries and a garage.

With great potential, gas central heating, UPVC double glazed windows this property and the benefit of an external wall guaranteed insulation system completed less than 10 years ago by licenced, certified installer, this property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to a carpeted entrance hall with radiator.

### Lounge

14'8" x 11'11" (4.49m x 3.65m )

A reception room, with parquet flooring, radiator, electric fireplace and door to the conservatory.

### Kitchen

11'10" x 8'8" (3.62m x 2.65m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. Windows to both the side and rear aspect and door to the side passage.

### Dining Room

11'11" x 8'11" (3.64m x 2.73m )

A reception room, with carpeted flooring, radiator and UPVC double glazed windows to the front and side aspect.

### Conservatory

UPVC double glazed sun lounge space with access both from the lounge and out to the garden.

### Bedroom One

11'7" x 11'10" (3.55m x 3.62m )

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

### Bedroom Two

11'6" x 8'10" (3.51m x 2.71m )

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

### Bathroom

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

### Outside

To the front of the property is a lawned garden, with

mature shrubs and driveway with ample off street parking for two cars in tandem. The side of the property has a garage and the rear is primarily lawned with mature shrubs and hedged boundaries.

### Material Information:

Freehold

Property Construction: Crane- steel framed

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

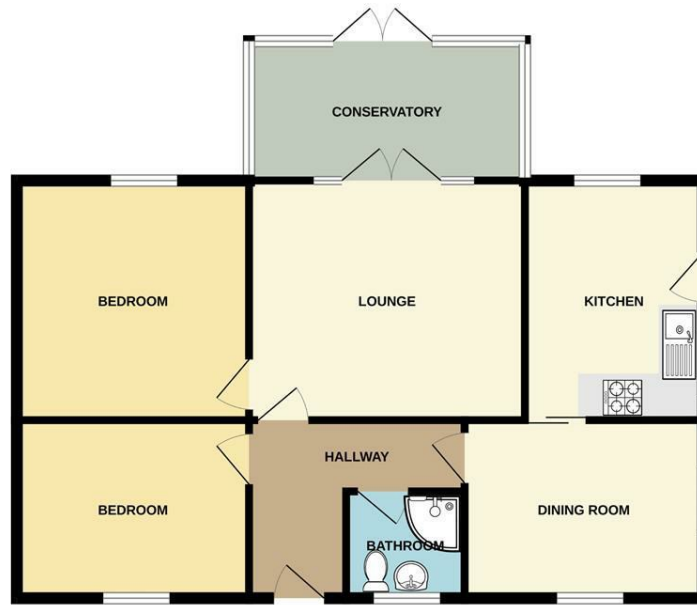
### Disclaimer:

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.

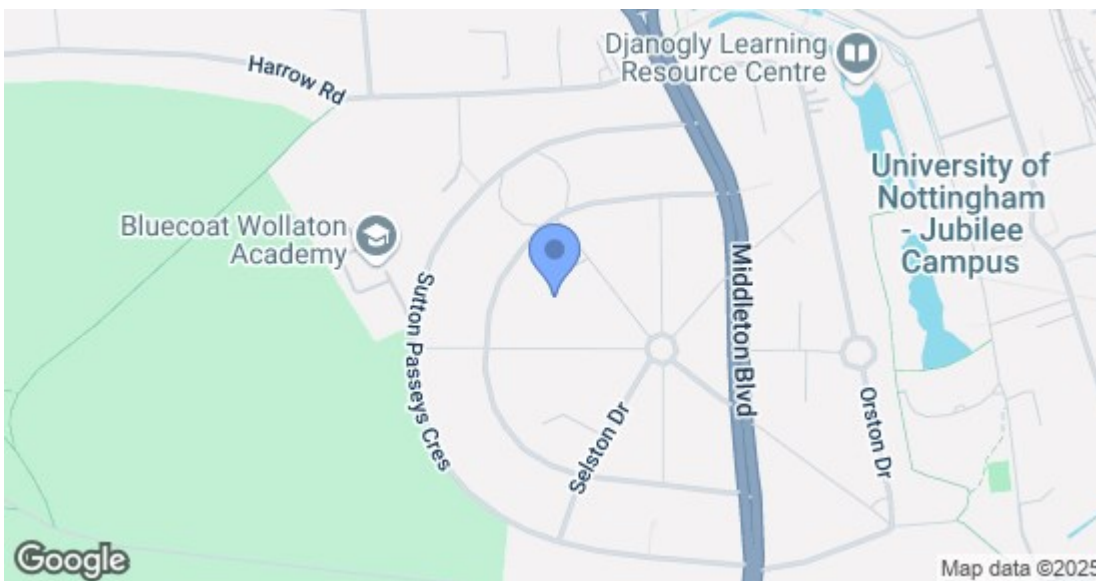


**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR



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 guidance 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			88
(81-91) B			
(69-80) C			
(55-68) D		50	
(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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