



Moorsholm Drive,  
Wollaton, Nottingham  
NG8 2EE

**£245,000 Freehold**



A well located, two-bedroom, detached bungalow with the benefit of no upward chain.

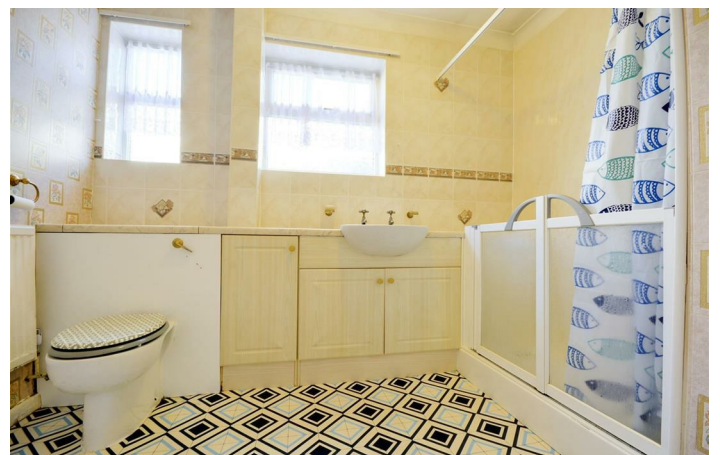
This property would make an ideal purchase for a large variety of buyers including anyone looking to downsize locally or any purchasers looking to relocate to this quiet cul-de-sac location.

Situated within the popular suburb of Wollaton, you are just a short distance away from a variety of local amenities including shops, schools, public houses and Wollaton Hall and Deer Park. There is also the benefit of The University of Nottingham, Nottingham City Centre, and The Queen's Medical Centre within close proximity. The location of the property also means you are within walking distance to bus links providing easy access in and around the city and you are a short distance away from Beeston or a Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises; entrance porch, with a secondary door through to the entrance hall, living room, kitchen, two well proportioned bedrooms and bathroom.

The property also benefits from a lawned garden to the front with a driveway to the side leading to a spacious garage. To the rear of the property the south facing generous rear garden with scope to extended and develop further, subject to relevant planning permission, features a large raised patio area with retractable awning ideal for entertaining overlooking the lawn beyond, mature shrubs and fantastic views.

Offered to the market with the benefit of no upward chain, an early internal viewing comes highly recommended.



### Entrance Porch

UPVC entrance door to front, UPVC double glazed windows to side and front, vinyl flooring, access to store room and further door leading to the entrance hall.

### Store Room

With carpet flooring, wall mounted boiler, light and power.

### Entrance Hall

Useful attic access, carpet flooring, storage cupboard and radiator.

### Living Room

17'8" x 9'9" (5.38m x 2.97m )

UPVC French doors leading to the patio area and garden, carpet flooring, feature fire place with brick surround, window to the front and radiator.

### Kitchen

14'1" x 6'10" (4.31m x 2.10m )

Fitted with a range of wall, base and drawer units, stainless steel one and half bowl sink and drainer unit, useful appliance space and tiling to walls.

### Bedroom One

13'9" x 9'7" (4.21m x 2.93m )

UPVC double glazed window to the rear, fitted wardrobes and drawers, carpet flooring and radiator.

### Bedroom Two

13'3" x 7'10" (4.05m x 2.40m)

UPVC double glazed window to the front, two useful storage cupboards, carpet flooring and radiator.

### Shower Room

Fitted with a three piece suite comprising; walk in shower with electric shower over, wash hand basin inset to vanity unit, low level WC, tiling to walls, storage cupboard housing hot water tank, radiator and two UPVC double glazed windows to the side.

### Outside

To the front of the property there is a low maintenance lawned garden with a driveway to the side providing off road parking leading to the spacious garage. To the rear of the property you will find a generous south facing garden

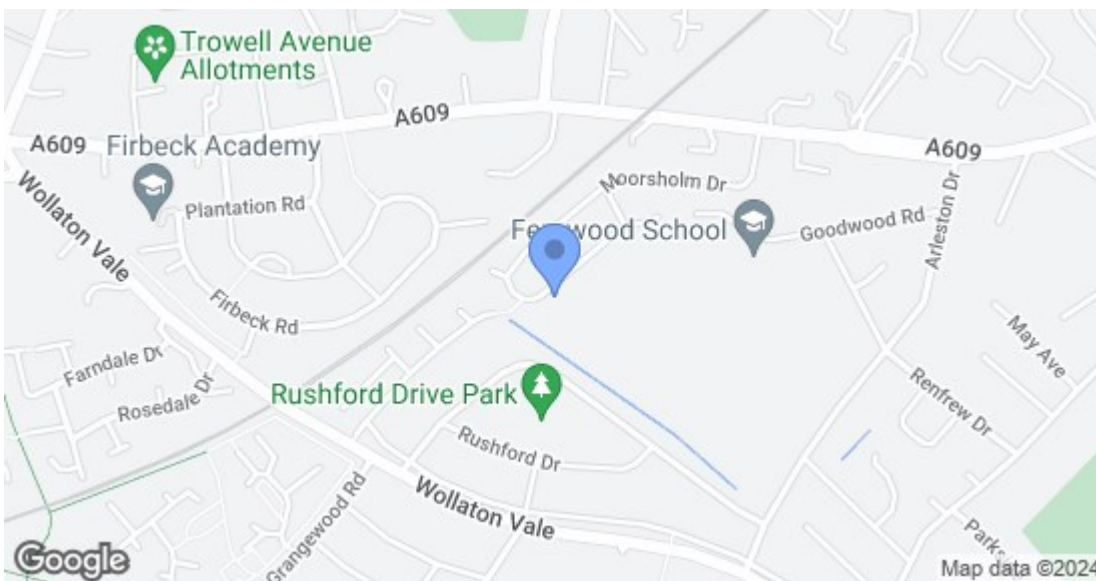
with potential for further development and extension, subject to relevant planning permission, and features a large raised patio area with a fitted retractable awning overlooking the lawn beyond, shrub borders and fantastic scenic views.

### Council Tax Band

Nottingham City Council Band C



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.