Robert Ellis

look no further...

Allison Gardens,
Chilwell, Nottingham
NG9 5DG

£195,000 Freehold

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A recently refurbished, two bedroom detached bungalow with the benefit of no upward chain.

This would make the ideal purchase for a large variety of buyers including anyone looking to downsize or relocate to this popular and convenient residential location.

Situated within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and also at Chilwell Retail Park. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Spacious Open Plan Living Dining Room, Kitchen, Two Double Bedroom and Bathroom.

The property also benefits from a low maintenance pebbled garden to the front with a paved driveway leading to an integral garage and gated side access leading to the rear garden which is mainly laid to lawn and features a paved seating area and fenced boundaries.

With the advantage of UPVC double glazing throughout and no upward chain, this property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed entrance door and carpet flooring.

Living Dining Room
UPVC double glazed window to the side and rear, carpet flooring, two radiators and UPVC double glazed door to the rear garden.

Kitchen
Fitted with wall, base and drawer units, work surfaces, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated electric oven, electric hob above and air filter over, space and plumbing for washing machine, further useful appliance space, wall mounted combination boiler, complementary tiling to walls, UPVC double glazed window to the front, radiator and UPVC double glazed door to the side.

Bedroom One
Carpeted room, with radiator and UPVC double glazed window to the rear.

Bedroom Two
Carpeted room, with radiator and UPVC double glazed window to the front.

Bathroom
Fitted with a three piece suite comprising; panelled bath with electric shower over and glass splash screen, pedestal wash hand basin, low level WC, complementary tiling to the walls, wall mounted heated towel and UPVC double glazed window.

Loft Room
Access via ladders, carpet flooring and UPVC double glazed window to the front.

Outside
To the front of the property there is a low maintenance pebbled garden to the front with a paved driveway leading to an integral garage and gated side access leading to the rear garden which is mainly laid to lawn and features a paved seating area and fenced boundaries.

Council Tax Band
Broxtowe Borough Council Band D

Auction Details:
The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees
The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

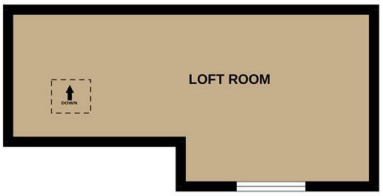
Additional Information:
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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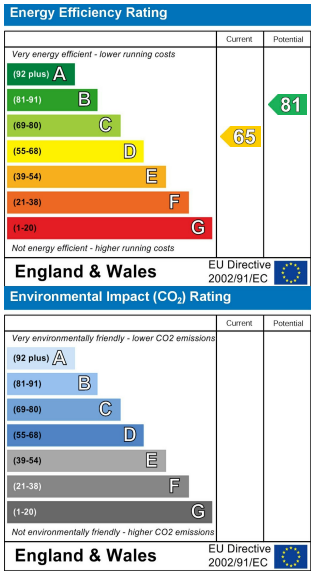

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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