



Waterside Gardens,  
Dunkirk, Nottingham  
NG7 2HL

**£150,000 Freehold**



A spacious one double bedroom end-terrace bungalow.

Situated in this popular and convenient residential location, readily accessible for local shops and amenities including, transport links and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including retired couples.

In brief the internal accommodation comprises; entrance hall, kitchen, bathroom, lounge diner and bedroom.

To the front of the property there is residents parking, a useful storage cupboard and gated side access leading to the private and enclosed low maintenance rear garden which features a slab patio seating area, gravelled area, raised and stocked beds, mature shrubs and fence boundaries.

Offered to the market with the benefit of chain free vacant possession this property must be viewed in order to be fully appreciated.



### Entrance Hall

Entrance door, storage heater, window to the front, useful built in storage cupboard, loft hatch and doors to the lounge diner, bathroom and kitchen.

### Kitchen

11'4" x 7'0" (3.46m x 2.14m )

With a range of wall, base and drawer units, work surfaces, stainless steel sink and drainer unit, space for a cooker, tiled splashback, window to the front and space for a fridge and washing machine.

### Bathroom

8'1" x 5'10" (2.47m x 1.78m )

Incorporating a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, tiling to walls, extractor fan, window to the side and a airing cupboard housing the hot water cylinder.

### Lounge Diner

16'7" x 9'3" (5.06m x 2.84m )

A carpeted room with an electric fire, storage heater, sliding patio doors to the rear and a door into the bedroom.

### Bedroom

13'7" x 8'11" (4.15m x 2.72m )

A carpeted double bedroom with a storage heater and window to the rear.

### Outside

To the front of the property there is residents parking, a useful storage cupboard and gated side access leading to the private and enclosed low maintenance rear garden which features a slab patio seating area, gravelled area, raised and stocked beds, mature shrubs and fence boundaries.

### Council Tax Band

Nottingham City Council Band B





GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.