



Kingsmead Avenue  
Trowell, Nottingham NG9 3QX

A TWO BEDROOM DETACHED  
BUNGALOW.

**£225,000 Freehold**



A relatively modern two bedroom detached bungalow.

This property is situated in this popular and established residential suburb known as "Trowell Park" within the suburban village of Trowell. There is a bus route within walking distance and the nearby towns of Stapleford, Ilkeston and Beeston provide a wide variety of shops and amenities.

Offered for sale with vacant possession. The property benefits from gas fired central heating served from a combination boiler, double glazed windows. The property briefly comprises entrance hall, lounge/diner and fitted kitchen. An inner hallway provides access to two bedrooms and shower room/WC.

Further features of this property include a driveway providing ample off-street parking leading to a detached brick built garage. The property is located on a flat plot and has manageable sized rear gardens with patio, lawn and shrub beds.

A great property for those looking to downsize to single storey living and an internal viewing is recommended.



## ENTRANCE HALL

Double glazed window, front entrance door, built-in cupboard housing gas combination boiler (installed 24th July 2017) for central heating and hot water.

## LOUNGE/DINER

17'2" x 12'11" reducing to 10'7" (5.24 x 3.96 reducing to 3.25)

Radiator, double glazed window to the front, double glazed patio to the rear garden.

## KITCHEN

9'6" x 7'10" (2.91 x 2.41)

Range of wall and base units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric one and a half oven and gas hob. Plumbing for washing machine and appliance space. Double glazed window to the front, double glazed door to the side.

## INNER HALLWAY

Loft hatch. Doors to bedrooms and shower room.

## BEDROOM ONE

11'4" x 10'0" (3.46 x 3.05)

Built-in wardrobes with sliding doors, radiator, double glazed window to the rear.

## BEDROOM TWO

8'5" x 7'9" (2.58 x 2.38)

Fitted bedroom furniture including wardrobes, dressing table and drawers, eye level units. Radiator, double glazed window to the front.

## SHOWER ROOM

A relatively modern three piece suite comprising pedestal wash hand basin, low flush WC, large walk-in shower enclosure, shower screen, thermostatically controlled shower, tiling to walls. Radiator, double glazed window.

## OUTSIDE

To the front is a semi-open plan garden with a variety of ornamental shrubs and gravel beds. The driveway provides off-street parking with wrought iron gates leading to a further driveway at the side of the property which, in turn, leads to the detached brick built double garage which has

an up and over door, light and power. The garden is walled, fenced and enclosed with patio area, lawn and colourful shrub borders.

## COUNCIL TAX

Broxtowe Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast & Ultrafast available

Phone Signal – O2 = Green - EE, Three & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

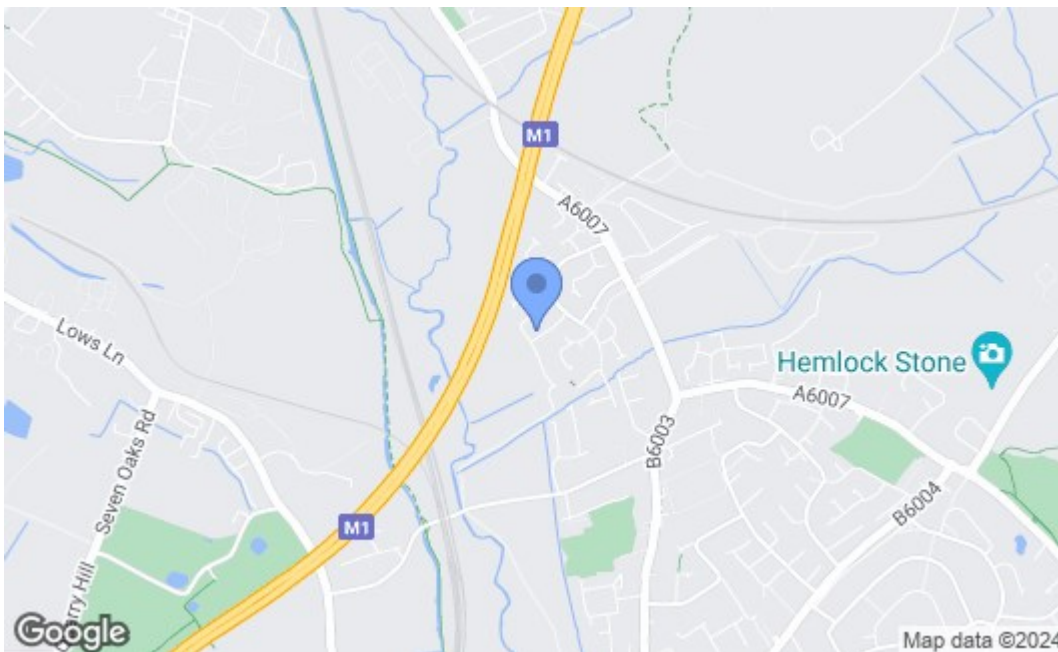
Other Material Issues – Mining reporting area



GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.  
While 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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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	

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