

HoldenCopley

PREPARE TO BE MOVED

Wollaton Paddocks, Wollaton, Nottingham NG8 2ED

£825 PCM

LOCATION LOCATION LOCATION...

This charming one-bedroom bungalow is soon to hit the market, offering a well-presented living space in the tranquil setting of Wollaton. Nestled within a quiet cul-de-sac, this property is conveniently situated near a variety of shops and transport links, providing easy access to the City Centre, making it an ideal choice for individuals or couples seeking the comforts of Wollaton living. Internally, the bungalow welcomes you with a warm entrance hall leading to a spacious living room featuring a striking fireplace, perfect for cosy evenings. The modern fitted kitchen offers ample space for multiple appliances, ensuring convenience for everyday living. A contemporary three-piece bathroom suite complements the property, alongside a generously-sized double bedroom. This property will be offered unfurnished and available for occupancy by mid-May. Additionally, it boasts ample in-built storage, catering to organizational needs. Outside, the front garden showcases mature landscaping with decorative plants and shrubs, along with off-street parking provided by the driveway. The rear of the property features an enclosed, low-maintenance garden with a paved seating area, creating an inviting space for enjoying the Summer months.

MUST BE VIEWED!



- Detached Bungalow
- One Bedroom
- Spacious Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Conservatory
- Front & Rear Gardens
- Off Road Parking For One Car
- Unfurnished
- Available Now

ACCOMODATION

Entrance Hall

The hall has an in-built storage cupboard, a cloakroom and a UPVC door providing access to the accommodation

Kitchen

16'0" x 8'2" (4.90 x 2.50)

The kitchen has carpeted flooring, a range of base and wall units with fitted worksurfaces, a stainless steel sink with drainer and mixer taps, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator and a double glazed window

Living Room

15'8" x 11'9" (4.80 x 3.60)

The living room has carpeted flooring, TV point, electric fire with feature surround, two radiators, double glazed window and patio doors leading to the rear

Conservatory

The conservatory has a rang of UPVC double glazed windows and French doors leading to the garden

Bedroom

12'9" x 12'1" (3.90 x 3.70)

The bedroom has carpeted flooring, a radiator and double glazed French doors leading to the conservatory

Bathroom

9'10" x 6'6" (3.00 x 2.00)

The bathroom has carpeted flooring, partially tiled walls, a panelled bath with taps, a pedestal washbasin with taps, low level flush WC, a radiator and a UPVC double glazed obscure window

OUTSIDE

Front

To the front of the property there is a mature garden with a a range of plants and shrubs and driveway providing off street parking

Rear

To the rear of the property there is a low maintenance garden with a patio seating area with a range of plants and a fence surround



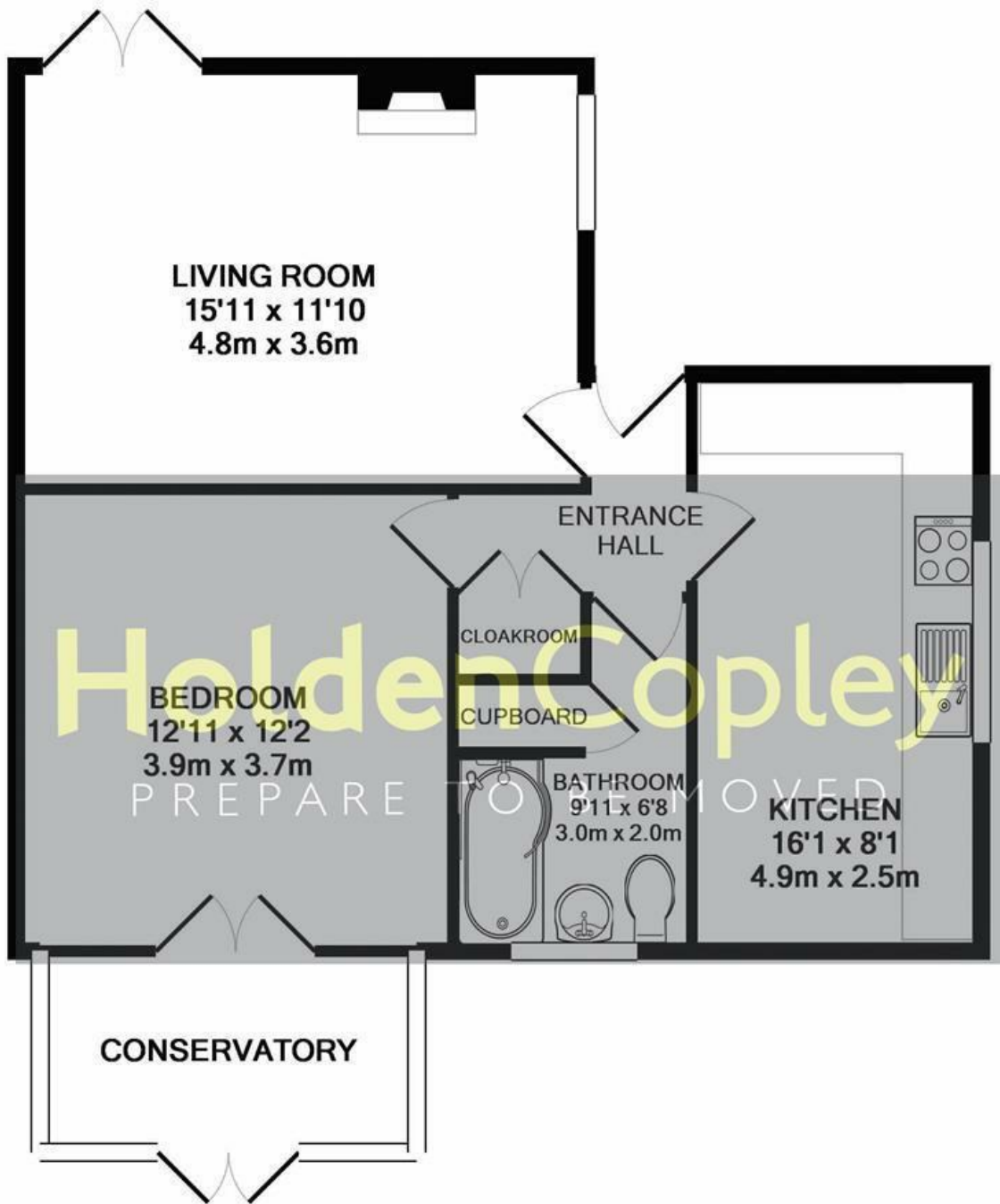
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		

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TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

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