



**£230,000-£240,000**

**GUIDE PRICE**

**TOSTON DRIVE, WOLLATON PARK  
NOTTINGHAM**

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- DINING ROOM
- SHOWER ROOM
- GARDEN TO FRONT & REAR
- HIGHLY SOUGHT AFTER AREA
- EPC C



## Two-Bedroom Semi-Detached Bungalow with No Upward Chain

A WELL-PROPORTIONED TWO-BEDROOM SEMI-DETACHED BUNGALOW WITH FRONT AND REAR GARDENS AND A VERSATILE LIVING SPACE OFFERING A FANTASTIC OPPORTUNITY WITH NO UPWARD CHAIN. IN NEED OF MODERNISATION, THIS PROPERTY PRESENTS AN IDEAL PROSPECT FOR BUYERS LOOKING TO ADD THEIR OWN PERSONAL TOUCH.

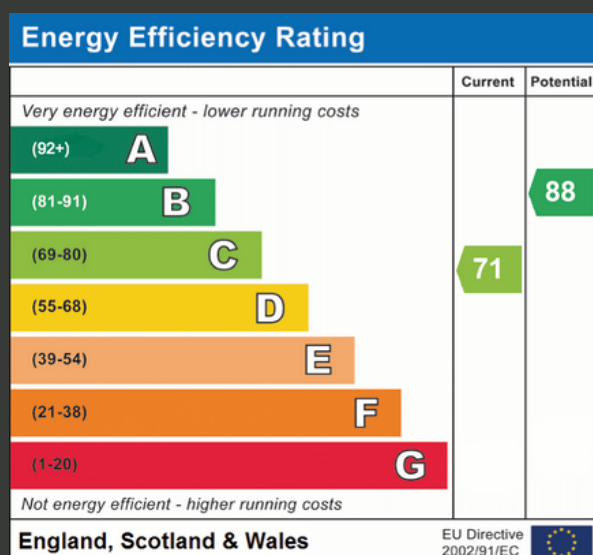
SITUATED IN A HIGHLY SOUGHT-AFTER AREA, THE BUNGALOW IS CONVENIENTLY CLOSE TO LOCAL AMENITIES, UNIVERSITY CAMPUSES, HOSPITALS, AND WITHIN WALKING DISTANCE OF WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS. IT ALSO BENEFITS FROM EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE.

UPON ENTERING THROUGH THE ENTRANCE PORCH, YOU ARE WELCOMED INTO A CENTRAL HALLWAY PROVIDING ACCESS TO ALL ROOMS. THE SPACIOUS LIVING ROOM, COMPLETE WITH SLIDING DOORS LEADING TO THE DINING AREA, OFFERS A BRIGHT AND AIRY SPACE FOR RELAXATION AND ENTERTAINING. THE KITCHEN PROVIDES AMPLE POTENTIAL FOR RENOVATION AND CUSTOMISATION.

THIS BUNGALOW BOASTS TWO DOUBLE BEDROOMS AND A SHOWER ROOM, ENSURING COMFORT AND CONVENIENCE FOR EVERYDAY LIVING. ADDITIONALLY, THE PROPERTY BENEFITS FROM PERMIT PARKING, OFFERING EASE OF ACCESS FOR BOTH RESIDENTS AND GUESTS.

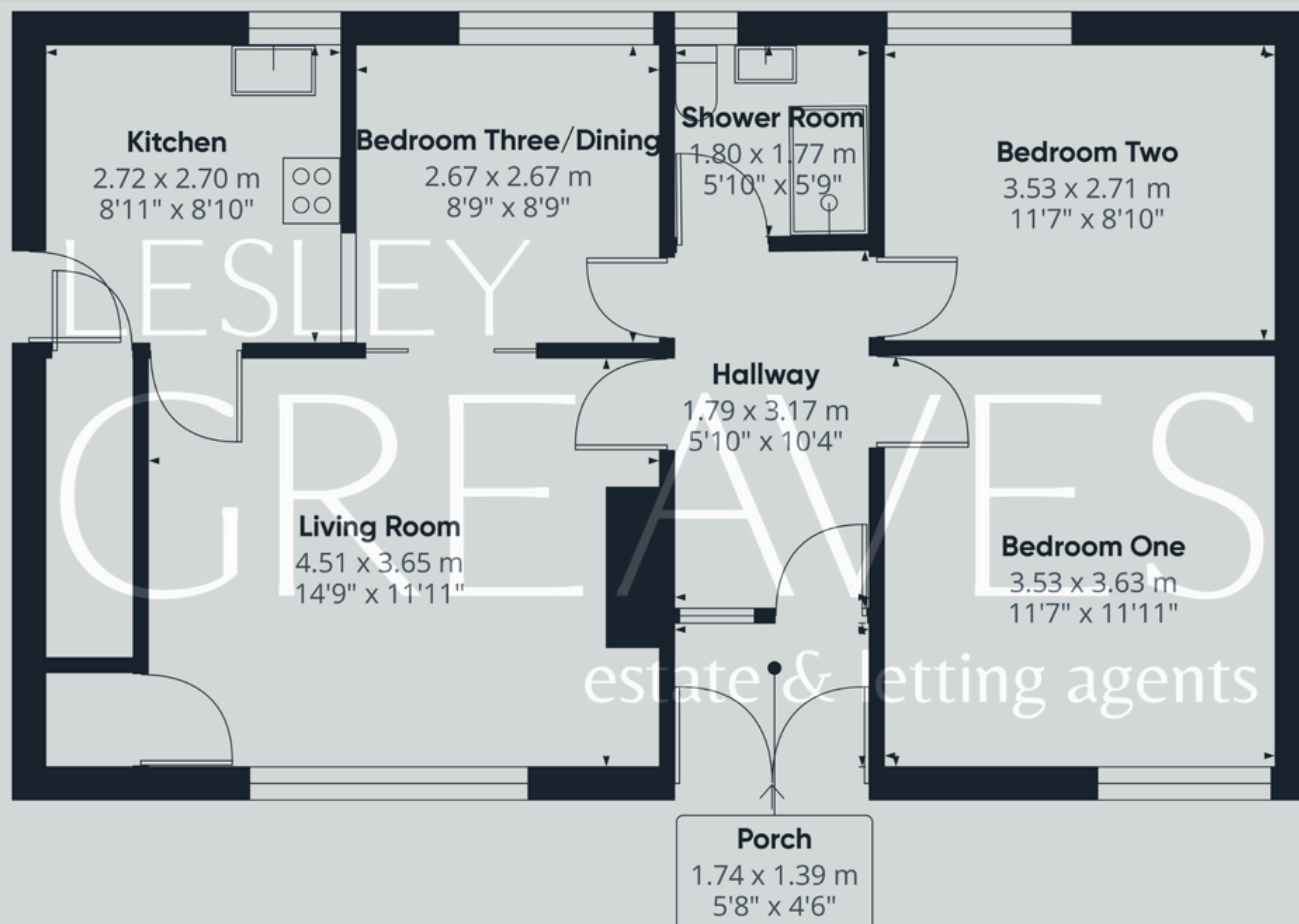
OPPORTUNITY TO EXPAND WITH POTENTIAL FOR ADDITIONAL BEDROOMS IN THE LOFT (SUBJECT TO PLANNING PERMISSION).

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 66 SQ METERS









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