









welcome to

Fleam Road, Nottingham

A fantastic opportunity to acquire this 3-bedroom detached bungalow, in a popular location with easy access to local amenities and transport links. The property is being sold with NO UPWARD CHAIN. Offering a driveway and a garage. VIEWINGS ARE HIGHLY RECOMMENDED.













Entrance Porch

Entering via a glazed UPVC front door. Fitted with carpet.

Entrance Hall

Fitted with carpet. Allows access to all rooms.

Lounge

11' 5" x 15' 9" (3.48m x 4.80m)

A bright and spacious lounge, with carpet, a gas fire and sliding patio doors out to the rear garden.

Kitchen

7' 9" x 13' 8" max (2.36m x 4.17m max)

Fitted with matching base and eye level units, with an electric hob and oven. Room and plumbing for a washing machine and dishwasher. The kitchen houses the boiler. Access out to the rear garden.

Bedroom 1

11' 9" x 10' 7" (3.58m x 3.23m)

A bay fronted double bedroom with fitted wardrobes, carpet and a radiator.

Bedroom 2

8' 8" x 8' 9" (2.64m x 2.67m)

A double bedroom with a storage cupboard, carpet and a radiator.

Bedroom 3

10' 7" x 7' 8" (3.23m x 2.34m)

The smallest of the three room, fitted with carpet and a radiator.

Bathroom

A wet room, with a shower, a WC, a wash basin, an extractor fan and a cupboard housing the water tank.

Outside

To the front of the property is a low maintenance garden which has been block paved. A driveway running down the side of the property and leading to the garage. To the rear is also block paved with side access. There is a ramp up to the rear door to the kitchen.





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Fleam Road, Nottingham

- 3 BEDROOM DETACHED BUNGALOW
- NO UPWARD CHAIN
- GREAT INVESTMENT OPPORTUNITY
- LOW MAINTENANCE FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

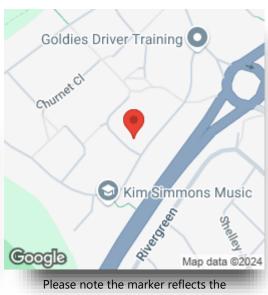
offers in the region of

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103106



Property Ref: WBF103106 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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