



**Elm Bungalow Elm Tree Avenue, West Bridgford
Nottingham NG2 7JU**

welcome to

Elm Bungalow Elm Tree Avenue, West Bridgford Nottingham

William h brown have pleasure offering this immaculate two bedroom detached bungalow, perfectly situated on a quiet street, just a stones throw away from West Bridgford town centre!



Entrance Hall

Door to front aspect, doors to all rooms

Open Plan Kitchen/Living Area

34' 5" x 17' 6" Max (10.49m x 5.33m Max)

Window to the front and rear elevation, radiator.

French Doors leading to the garden, wall and base level units, work surfaces, sink unit and drainer, fitted appliances to include oven, hob, extractor hood, dishwasher, washing machine, fridge freezer

Bedroom

14' 6" x 10' 2" (4.42m x 3.10m)

Windows to the rear and side elevations, radiator.

Bedroom

11' 7" x 8' 10" (3.53m x 2.69m)

Window to the front elevation, radiator.

Shower Room

Window to the front elevation, radiator. Comprising walk in shower, wash hand basin, low flush WC.

External

To the front there is off road parking for 2 cars. The rear garden is mainly laid to lawn with a patio, tap and lighting.



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Elm Bungalow Elm Tree Avenue, West Bridgford Nottingham

- GUIDE PRICE £325,000-£340,000
- TWO BEDROOM DETACHED BUNGALOW
- OPEN PLAN ACCOMMODATION
- TWO DOUBLE BEDROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBF103022](https://www.williamhbrown.co.uk/Property/WBF103022)



Property Ref:
WBF103022 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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