





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" \times 8' 10" (3.53m \times 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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- TWO BEDROOM DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN ACCOMMODATION
- DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

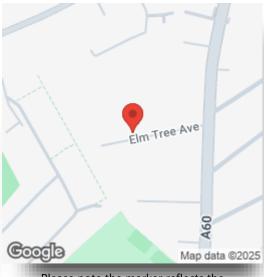
offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103022



Property Ref: WBF103022 - 0008 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 guidance 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.





01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk

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.