



# HOPKINS & DAINTY

ESTATE AGENTS



**Victory Drive, Forest Town, NG19 0ET**

**£185,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY estate agents present to the market this spacious TWO DOUBLE BEDROOM detached bungalow, coming to the market with NO UPWARD CHAIN. The property stands on a good sized plot, with gas central heating and double glazing and has to offer: Entrance hall, W.C., bathroom, lounge with fireplace, kitchen/diner with walk in pantry and two double bedrooms, bedroom one having a range of fitted bedroom furniture. Outside to the front there is a driveway for off road parking with the frontage gravelled for ease of maintenance, to the side of the property is a most useful car port running the length of the bungalow, ideal for sitting and relaxing, drying washing etc. and to the rear there is a good sized garden and detached garage with light and power. Viewing is highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week. EPC to follow.

### Entrance Hall



With access to the loft, radiator, built in cupboard.

### W.C

With W.C., radiator.

### Lounge 14'9" x 9'10" (4.5 x 3.0)



With laminate flooring, window to the front, windows to both sides.

### Kitchen/diner 11'9" x 11'1" (3.6 x 3.4)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset enamel sink unit and drainer, fitted cooker, appliance space for washing machine and tumble dryer, integrated dishwasher, ceramic tiled flooring, window to the side, walk-in pantry with power, light and shelving, radiator, door to the side.

### Bedroom One 12'9" x 11'9" (3.9 x 3.6)



With a range of fitted bedroom furniture, radiator, window to the rear.

### Bedroom Two 11'9" x 9'10" (3.6 x 3.0)



With radiator, window to the rear.

### Bathroom



With a panelled bath and shower over, fitted vanity unit with inset wash hand basin and storage beneath, tiled walls, tiled floors, heated towel rail.

### Outside



The property occupies a generous sized plot with a mainly gravelled frontage, a driveway to the side provides off

road parking and leads to the carport which has double opening doors. Through the carport is access to the garage and the rear garden which has lawn and planted borders.

### Car port



### Garage 15'8" x 9'6" (4.78 x 2.92 )

With up and over door, side door, power and light.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

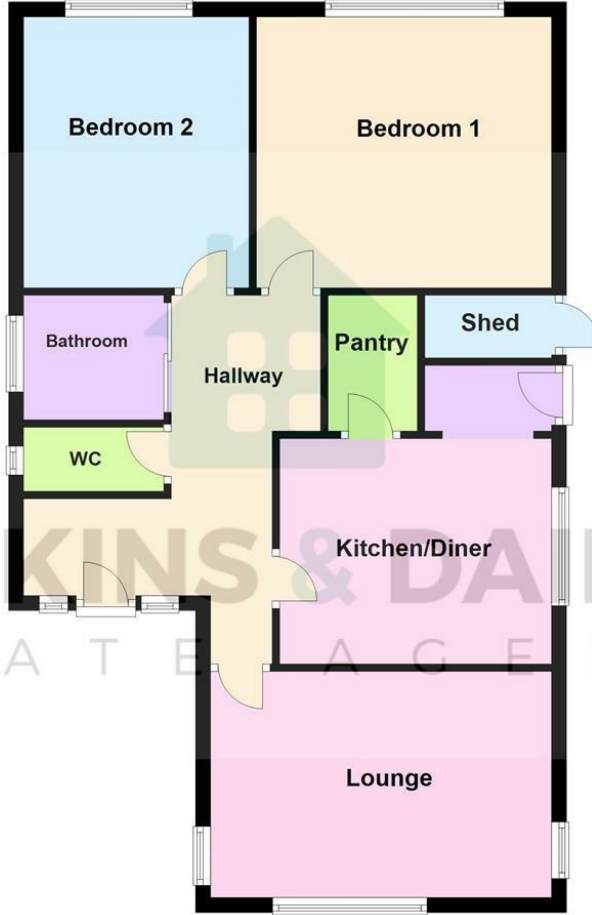
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or

condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

**Ground Floor**

Approx. 73.7 sq. metres (793.8 sq. feet)

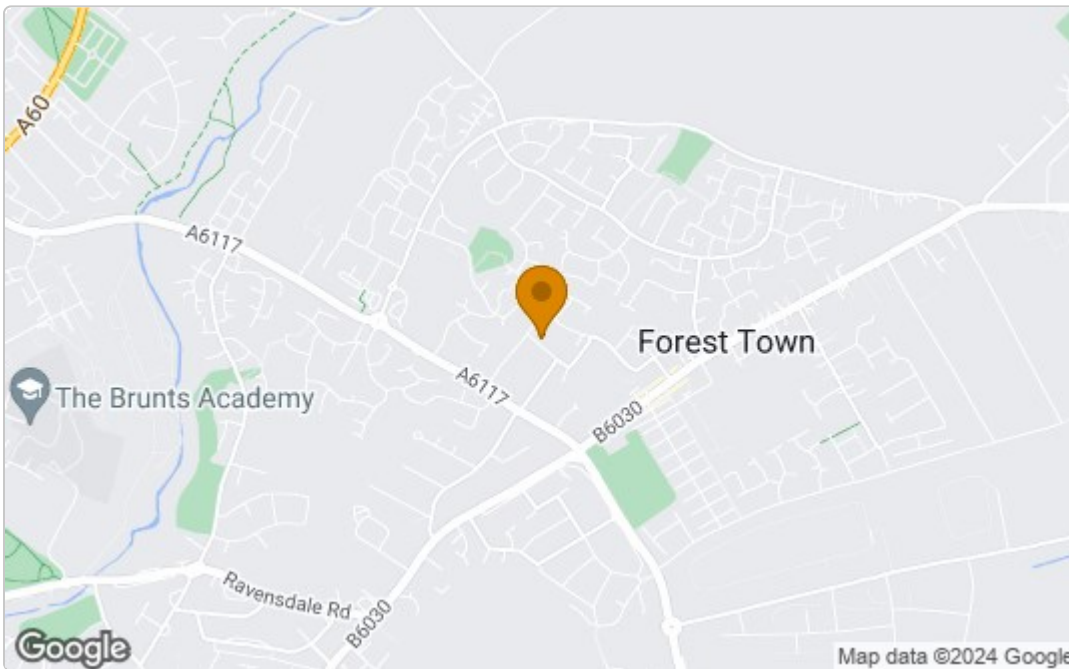


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Total area: approx. 73.7 sq. metres (793.8 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.