

HoldenCopley

PREPARE TO BE MOVED

Dawn View, Trowell, Nottinghamshire NG9 3PU

Guide Price £190,000 - £200,000

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NO UPWARD CHAIN

Nestled in a convenient location with excellent commuting links, this detached bungalow offers not only a comfortable living space but also incredible potential for customisation. With two bedrooms, a spacious living room, a conservatory, and outdoor features including a generous driveway and garage, as well as a private rear garden, this property is ready to become your forever home. This bungalow is a blank canvas awaiting your personal touch. Let your creativity run wild as you envision the perfect layout, decor, and finishes that will transform this bungalow into your dream home. The rear garden is a private haven, featuring a lawn and a partially paved patio, perfect for al fresco dining, barbecues, or simply basking in the sun. Let your gardening talents shine as you transform this space into your personal oasis.

MUST BE VIEWED



- Detached Bunaglow
- Two Bedrooms
- Plenty Of Potential
- Spacious Reception Room
- Three Piece Bathroom Suite
- Conservatory
- Driveway & Garage
- Good Commuting Links
- No Upwards Chain
- Must be Viewed

ACCOMMODATION

Entrance Hall

5'9" x 2'8" (1.77m x 0.83m)

The entrance hall has wood-effect laminate flooring, a radiator, a in-built cupboard and a UPVC single door providing access into the accommodation.

Living Room

18'8" x 13'0" (max) (5.70m x 3.97m (max))

The living room has wood-effect laminate flooring, a radiator, a TV point, a UPVC double-glazed square bay window to the front elevation, recessed spotlights, coving to the ceiling and wooden decorative mantelpiece.

Kitchen

12'8" x 7'11" (max) (3.87m x 2.42m (max))

The kitchen a range of fitted wood-effect base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, space and plumbing for washing machine, space for a oven, extractor fan, an in-built cupboard, tiled flooring, a radiator, tiled splashback, UPVC double-glazed window to the side elevation and a UPVC single door accessing to the side of the property.

Shower Room

6'5" x 5'6" (1.98m x 1.69m)

This shower room has a low level flush W/C, wall mounted wash basin, a wall mounted electric shower, partially tiled walls, a radiator, UPVC double-glazed window to the side elevation.

Master Bedroom

13'8" x 10'1" (max) (4.17m x 3.08m (max))

The main bedroom has in-built wardrobes, wood-effect laminate flooring, TV point, a radiator and sliding patio doors leading into the conservatory.

Conservatory

10'0" x 8'0" (max) (3.05m x 2.46m (max))

The conservatory has tiled flooring, full height windows to the side and rear elevation and polycarbonate roof and a sliding patio door providing access to the rear garden.

Bedroom Two

8'7" x 8'0" (2.62m x 2.46m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator and wood-effect laminate flooring

Corridor

5'4" x 2'8" (1.64m x 0.83m)

The corridor has wood-effect laminate flooring and access to the loft.

OUTSIDE

Front

The front of the property has a tarmac drive way proving off-road parking and double gates proving access to the rear of the property and garage.

Garage

20'2" x 8'11" (6.15m x 2.73m)

The garage benefits from power points and lighting, a wooden-framed window to the side elevation a single door proving access to the rear garden and an up and over door opening up onto the front driveway.

Rear

The rear of the property is a private enclosed garden with partially paved patio, lawn and fence panelling.

DISCLAIMER

The property has flooded within the last 5 years.

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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