



**Allwood Gardens
Hucknall, Nottingham NG15 7RD**

**** GUIDE PRICE £180,000 - £190,000 **
A TWO BEDROOM DETACHED
BUNGALOW SITUATED IN HUCKNALL,
NOTTINGHAM.**

Guide Price £180,000 - £200,000 Freehold



** GUIDE PRICE £180,000 - £190,000 ** DETACHED BUNGALOW ** PRIVATE WRAP AROUND GARDENS **

Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM DETACHED BUNGALOW situated in Hucknall, Nottingham.

The property is situated within close proximity to local shops, eateries and transport links such as a tram link and bus routes. The property is within walking distance of Titchfield Park and Ballers and Hackers Driving Range, alongside being a short drive to Bestwood Country Park, Mills Lakes and Bulwell Hall Golf Course.

Upon entry, you are welcomed into the entrance hallway which leads to the lounge, kitchen, double bedrooms and shower room.

Bedroom Two is currently being dressed as a Dining Room, Previously used as a Art Room.

The home offers a private enclosed wrap around garden with flowerbeds shrubbery and hedging with fencing surrounding.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY - Contact the office to arrange your viewing.



Entrance Hallway

10'9" x 10'5" approx (3.3 x 3.2 approx)

Wooden entrance door to the side elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light points. Internal doors leading into Lounge, Kitchen, Dining Room, Bedroom and Shower Room

Lounge

17'4" x 10'5" approx (5.3 x 3.2 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature stained glass window looking into Kitchen. Feature fireplace with marble hearth and surround

Kitchen

9'10" x 11'9" approx (3 x 3.6 approx)

UPVC double glazed windows to the front and side elevations. Wooden flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of wall, base and drawer units incorporating worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps above. Space and point for freestanding cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer

Bedroom One

12'9" x 9'2" approx (3.9 x 2.8 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom Two / Dining Room

8'10" x 12'1" approx (2.7 x 3.7 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Shower Room

7'6" x 5'10" approx (2.3 x 1.8 approx)

UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with electric shower unit above, pedestal sink with hot and cold taps and a low level flush WC

Outside of Property

The property benefits from a private wrap around garden that can be viewed from every room. This garden has laid paths, a small patio and easy climb steps to a seating area offering great views of the whole garden. The ground has been terraced into two levels allowing for easy access. The whole garden has been planted with easy care shrubs, flower borders and ground covering plants to create a low maintenance but colourful space. There is one small watertight garden shed and two other seating areas offering different views of the garden.

Council Tax

Local Authority Ashfield

Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Ultrafast 1000mbps

Phone Signal – Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

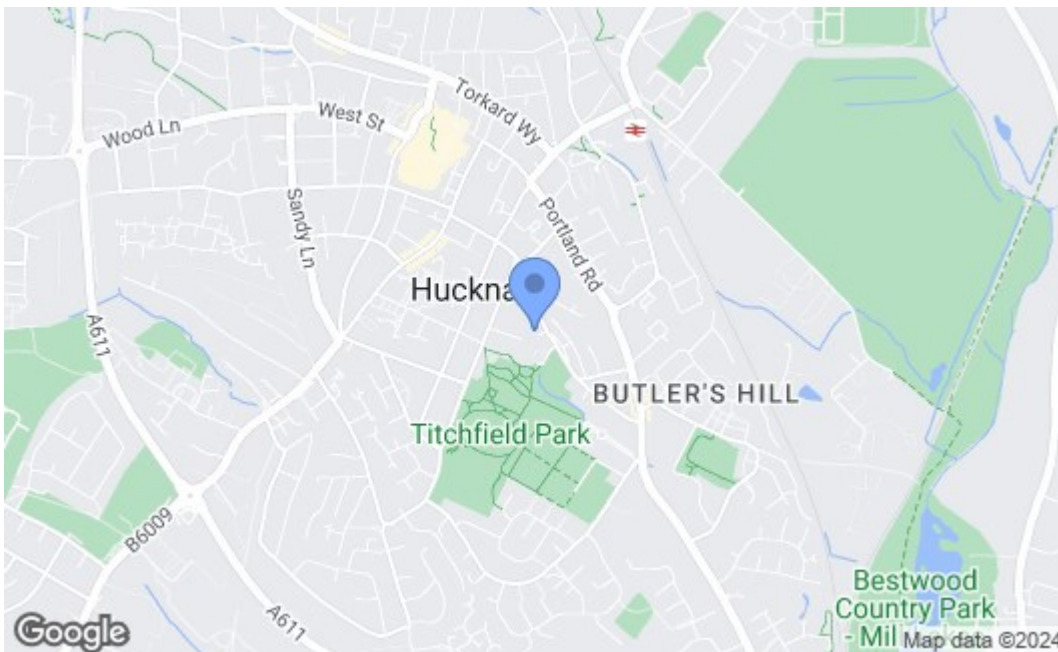
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.