



## Three bedroom Detached Bungalow located in Attenborough.

Offers Over  
£295,000

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LETTINGS & PROPERTY MANAGEMENT



# 41 Allendale Avenue, Attenborough, Nottingham, NG9 6AN



3



1



2



EPC

C



A chalet style detached bungalow, three double bedrooms, driveway and garage. Located in a sought-after cul-de-sac in Attenborough Village. This bungalow offers versatile accommodation with bedrooms to both the ground and first floor.

Accommodation briefly comprises of an Entrance hallway, a generous lounge with view to the front aspect, dining room or bedroom three, kitchen and bathroom to the ground floor. To the first floor are two good sized double bedrooms.

Outside the property has low maintenance gardens at the front and rear and a driveway providing ample car standing with a car port and detached garage. Benefiting from gas central heating and UPVC Windows throughout, EPC Rating C.

Within walking distance of Attenborough Village/Nature Reserve, parks, and Attenborough Train Station Midway between Long Eaton and Beeston Town Centres and within easy striking distance of the A52 and M1 Motorway.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

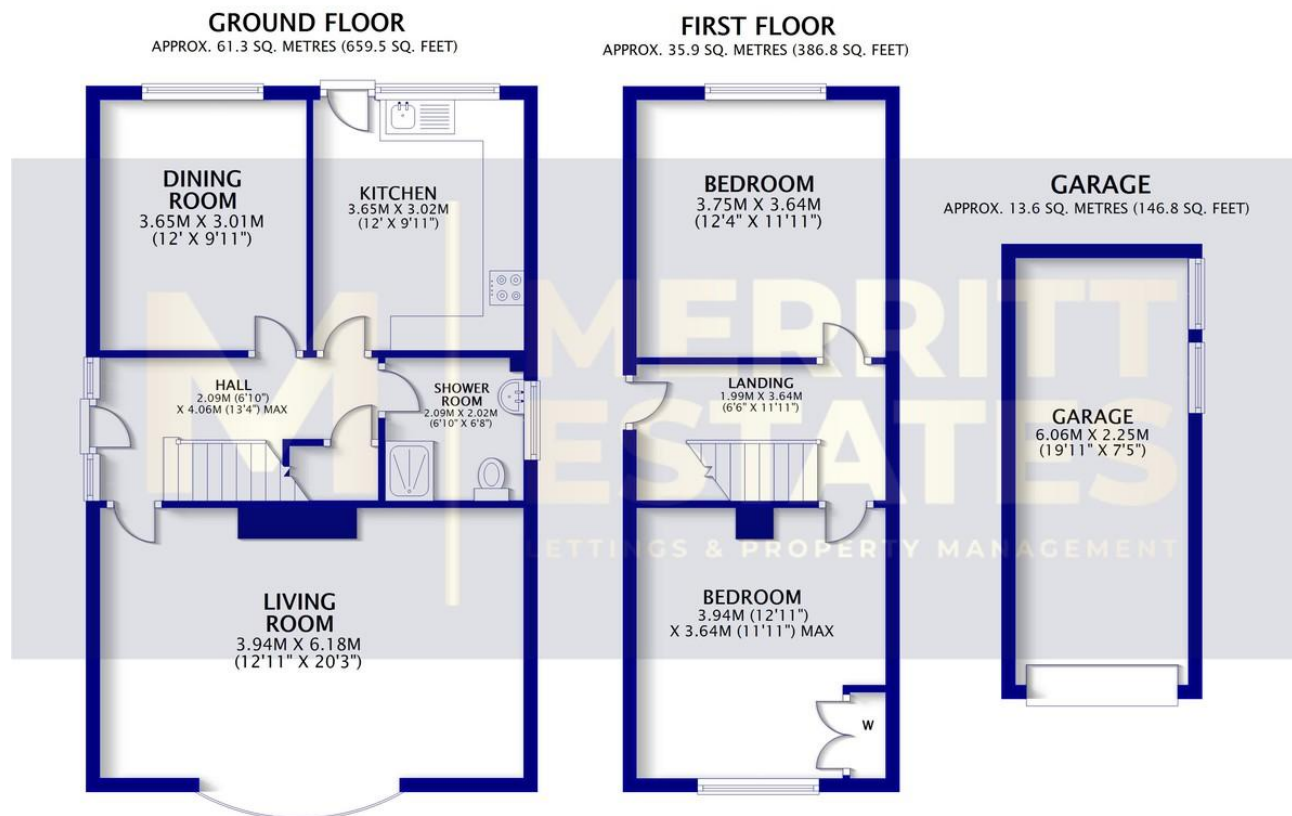
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## FLOORPLAN



TOTAL AREA: APPROX. 110.8 SQ. METRES (1193.0 SQ. FEET)

## DIRECTIONS

### CONTACT

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