



# Four bedroom Detached Bungalow located in West Bridgford.

Asking Price  
£670,000

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LETTINGS & PROPERTY MANAGEMENT

# 5 Boundary Road West Bridgford Nottingham NG2 7BW

## FULL DESCRIPTION

This spacious detached bungalow, in a prime West Bridgford location, offers flexible living accommodation.

The entrance porch and hallway offer access to all four bedrooms (three of which are double), the beautiful south facing living room, with patio doors leading onto the generous and mature rear garden, and the kitchen/dining room.

The modern kitchen offers access to the rear hallway, off which can be found a separate utility room and separate W.C.

To the front of the property is a gated driveway providing a generous amount of parking options.

The beautiful rear south facing garden benefits from mature shrubs, a lawned area, patio, summer house and shed. The house has solar panels, making this property efficient to run, along with gas central heating and double glazing throughout.

This property is being sold with no upward chain and therefore a prompt viewing is highly recommended.

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.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

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.



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EPC

B



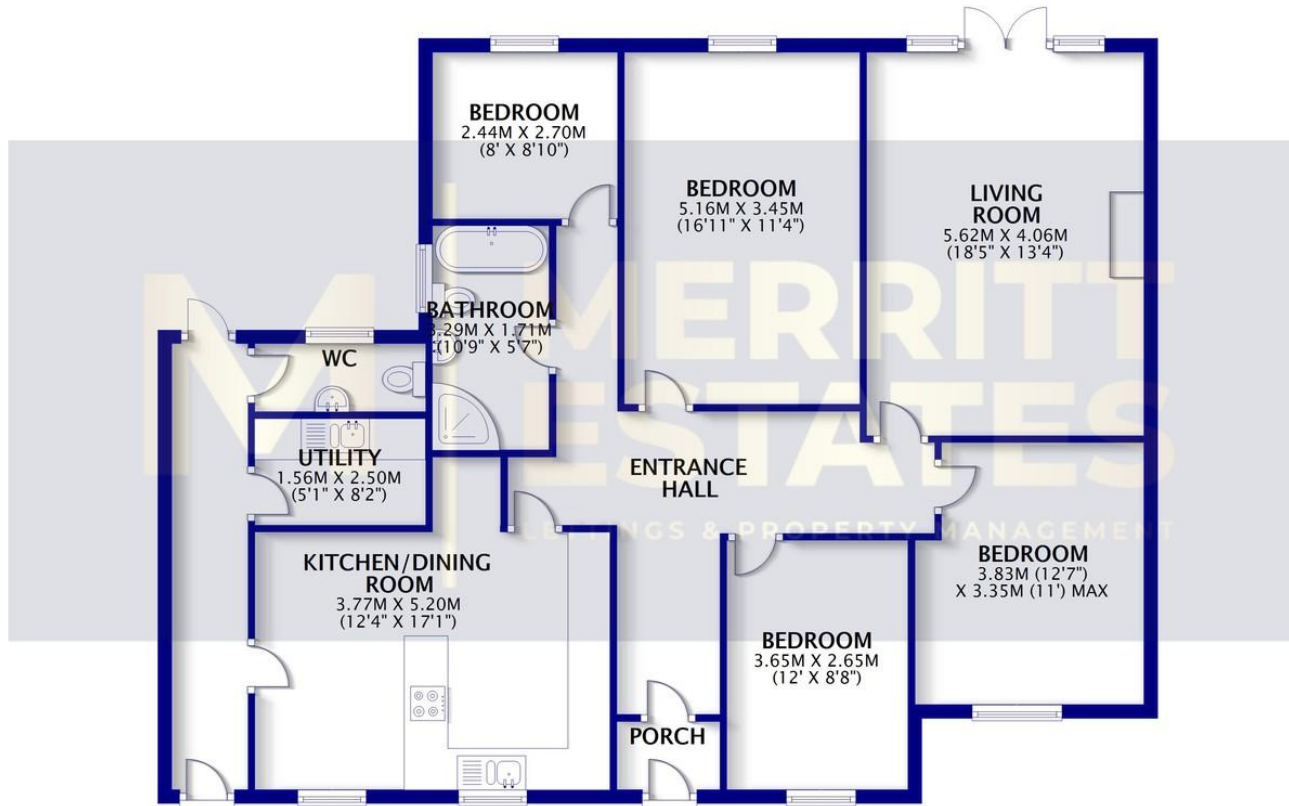


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 85 B	← 88 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# FLOORPLAN

## GROUND FLOOR

APPROX. 133.0 SQ. METRES (1432.1 SQ. FEET)



TOTAL AREA: APPROX. 133.0 SQ. METRES (1432.1 SQ. FEET)

### CONTACT

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