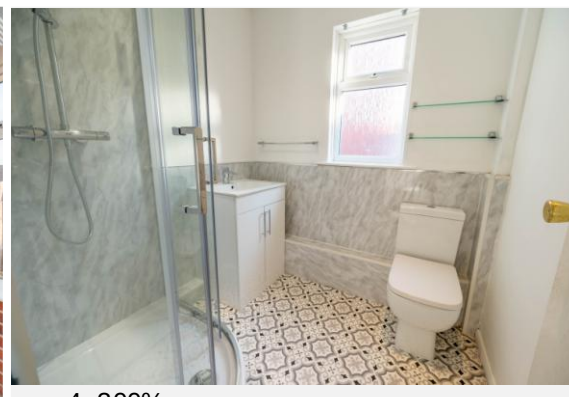




Two Bedroom Semi-Detached Bungalow located in Nottingham.

Offers Over
£280,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

21 Torvill Drive Nottingham NG8 2BU



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PROPERTY SUMMARY

Merritt Estates are delighted to bring to the market an immaculately presented two-bedroom semi-detached bungalow in the highly sought after location of Wollaton.

Off street parking and garage.

Enclosed rear garden.

Gas central heating.

Accommodation briefly comprises of an entrance hallway, modern kitchen with base and wall units, ample counter space and integrated oven with extractor fan.

This lovely bungalow offers a spacious living room, two double bedrooms and a contemporary shower room.

In addition the bungalow boasts a conservatory to the rear, which makes a lovely further reception room or alternatively a home office.

Externally, the property has driveway parking for multiple cars and an enclosed low maintenance rear garden.

CONTACT

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		