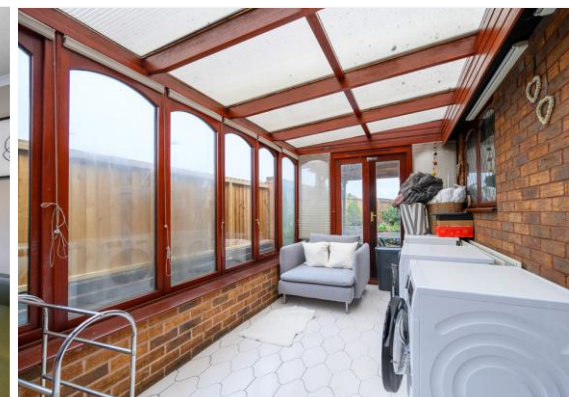


Three Bedroom Detached Bungalow located in West Bridgford.

Asking Price Of
£375,000

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

2 Gresham Gardens West Bridgford Nottingham NG2 7SR



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PROPERTY SUMMARY

Merritt Estates are delighted to bring to the market this beautifully presented three-bedroom detached bungalow, perfectly situated on the sought-after Gresham Gardens. Set in a desirable and convenient location, this home offers comfortable, modern living with excellent access to local amenities and transport links.

The accommodation briefly comprises a spacious lounge/dining area, ideal for relaxation and entertaining, and a modern fitted kitchen that leads directly into a bright conservatory overlooking the rear aspect - a perfect spot to enjoy the garden all year round.

There are three well-proportioned bedrooms and a contemporary shower room, all finished in a modern décor that complements the property's light and airy feel.

Outside, the home features a low-maintenance rear garden and patio area, offering a private outdoor retreat with direct access to the garage. The property also benefits from ample off-street parking, adding to its appeal.

Offered to the market with no upward chain and vacant possession.

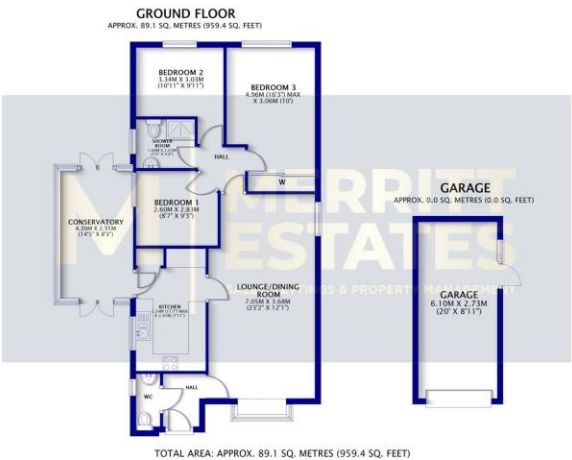
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

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.

We hold independent redress with The Property Ombudsman

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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