



## Two Bedroom Detached Bungalow located in Wollaton.

Offers Over  
£320,000

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



# 10 Birdsall Avenue Wollaton Nottingham NG8 2EH



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Merritt Estates are delighted to offer to the market this two-bedroom detached bungalow, positioned in a small and desirable cul-de-sac location.

Available with no upward chain and offering fantastic scope for modernisation, reconfiguration or possible extension (subject to the necessary consents).

The accommodation comprises an entrance hall, spacious lounge with patio doors to the garden, kitchen diner, two well-proportioned bedrooms, a W.C. and a separate bathroom.

The property offers a large loft space, with potential development opportunities, subject to the necessary planning permission.

Externally, the bungalow occupies a mature and private plot with established gardens to the front and rear, a driveway providing parking for multiple vehicles and a garage.

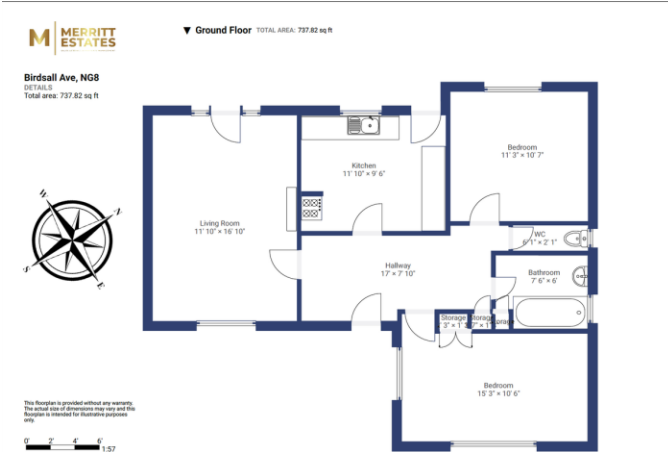
Enjoying a tucked-away setting yet well placed for a wide range of local amenities, excellent transport links and easy access to Wollaton Park, this charming property is ideal for buyers seeking a peaceful location with superb potential.

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.

## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## CONTACT

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