



Guide price £275,000

Bungalow - Detached

Bedrooms: 3

Bathrooms: 2

Tenure: Freehold

GUIDE PRICE £275,000 - £300,000. WALTON & ALLEN are delighted to bring to market this SPACIOUS THREE BEDROOM, DETACHED, BUNGALOW. The accommodation briefly comprises; ENTRANCE PORCH, LOUNGE and DINING ROOM, KITCHEN, BATHROOM CONSERVATORY and GROUND FLOOR DOUBLE BEDROOM. With TWO DOUBLE BEDROOMS and a BATHROOM to the first floor dormer. Benefitting from FRONT and REAR GARDENS, a DRIVEWAY with CARPORT for TWO CARS, and a GARAGE set to the REAR. Situated on outskirts of CALVERTON VILLAGE and offered to the market with NO ONWARD CHAIN. Call now to view!

Entrance Hall

Entrance door to front, glass brick windows to front and side, internal windows to Lounge and Dining Room.

Lounge

11'10" x 15'0"

Double glazed bay window to front.

Dining Room

20'10" x 10'2"

Stairs to first floor, double glazed bay window to front.

Kitchen

11'7" x 10'2"

Fitted with a matching range of base and eye level units with worktop space over.

Fitted oven, hob and stainless steel sink with mixer tap. Dual aspect with double glazed windows to side and rear.

Conservatory

Half brick, uPVC double glazed Conservatory with doors to Rear Garden.

Inner Hall

Bathroom

Fitted with three piece suite comprising walk in shower, wash basin and W.C. Tiling to walls. Double glazed window to rear.

Bedroom 1

11'7" x 16'3"

Ground floor double Bedroom Two double glazed windows.

Landing

Bedroom 2

8'0" x 13'4"

Fitted wardrobes with sliding doors', double glazed window to front.

Bedroom 3

11'7" x 6'6"

Fitted wardrobes with sliding doors', fitted storage cupboard and double glazed window to rear.

Bathroom

Fitted with a three piece suite comprising bath, wash basin and W.C. Double glazed window.

Outside

To the front there is a gated driveway and car port with access to the rear of the property. To the rear a patio area leading to a lawn with fence to boundaries.

Garage

14'0" x 7'5"

Council Tax Band

Council Tax Band: Gedling Borough Council Band D

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

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Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

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Ground Floor
Approx. 88.3 sq. metres (950.2 sq. feet)



First Floor
Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 118.4 sq. metres (1274.9 sq. feet)

Can you **save money** on your **mortgage**?

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A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!