



The Independent Property Professionals

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**10 Ploughman Avenue, Woodborough
Nottingham NG14 6DE**



Guide price: £320,00

**A modern detached bungalow providing two
bedroomed accommodation located on a quiet
cul-de-sac within the highly regarded village of
Woodborough.**

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Directional Notes

Travel through the centre of Woodborough Village, going past the Post Office continuing along main street and at the far end Ploughman Avenue is on the left-hand side, bungalow a short way up on the right.

Description

A well-situated detached bungalow providing generally well-presented accommodation having a spacious living room, fitted kitchen, 2 bedrooms, bathroom and conservatory with the benefit of gas fired central heating and double glazing. To the side of the bungalow is an attached brick and tile garage.

The bungalow is situated on a quiet cul-de-sac at the eastern end of the village just off Main Street, Woodborough, a highly regarded residential village having a range of amenities including a Post Office, pubs and primary school. There are good transport links to Nottingham and neighbouring villages.

Accommodation

Large reception porch 6.3m x 2.22m

Entrance Hall leading to

Living room – 5.19m x 4.26m fireplace, doors to

UPVC double glazed conservatory

3m approx. x 2.9m approx

Kitchen 2.9m x 2.76m fitted with a range of white fronted wall cupboards and base units incorporating ceramic sink and inbuilt appliances (not tested)

Bedroom 1 3.65m maximum including wardrobes x 3.64m plus wardrobes, range of fitted wardrobes cupboards and drawers.

Bedroom 2 3.64m x 3.7m plus recess

Bathroom / toilet with suite of panelled bath with shower over, pedestal wash basin and low suite toilet

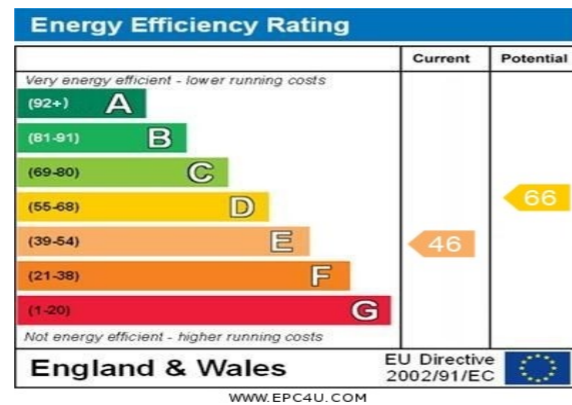
Outside

At the front of the property there is a shallow garden with a number of ornamental trees and shrubs and a concrete block driveway leading to attached **single brick and tile garage**.

At the rear is a small enclosed garden with a number of ornamental shrubs.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



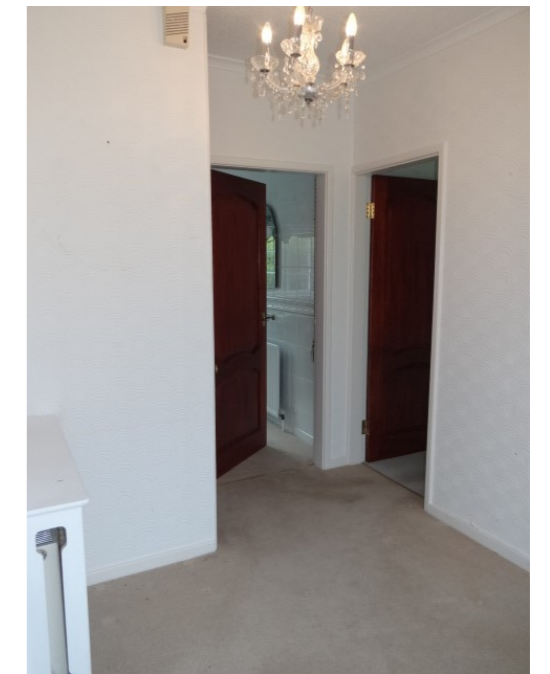
Council Tax:

The property is in Band D and the current charge is £2,458.54 2024/25 Gedling Borough Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email: tanners@tannersproperties.co.uk



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are issued in good faith but do not institute representations of fact part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers.