



**51 Beverleys Avenue, Whatton,
Nottinghamshire, NG13 9AU**

No Chain £195,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a two double bedrooomed, semi detached bungalow offered to the market with no upward chain and occupying a relatively generous plot by modern standards with a south facing rear garden which extends to approximately 60ft. in length.

Internally the property offers accommodation comprising initial L shaped entrance hall, sitting/dining room, adjacent kitchen, two double bedrooms and bathroom.

In addition the property offers gas central heating with an upgraded boiler, UPVC double glazing and relatively neutral decoration throughout.

The property offers a pleasant position within the close, having a good level of off road parking and pleasant enclosed garden at the rear.

These properties would be ideal for single or professional couples or those downsizing from larger dwellings looking for a single storey home within a village setting.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

9'4" max x 9'2" max (2.84m max x 2.79m max)

An L shaped entrance hall having built in cloaks cupboard providing useful storage, access loft space above housing replacement boiler and central heating radiator.

Further doors leading to:

KITCHEN

9'4" x 7'1" (2.84m x 2.16m)



Fitted with a range of wall, base and drawer units having L shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome taps and tiled splash backs, integrated appliances including four ring electric hob with chimney hood over and single oven beneath, space for washing machine, room for free standing fridge freezer, central heating radiator and double glazed window to the front.

SITTING/DINING ROOM

15'9" x 10'9" (4.80m x 3.28m)



A light and airy reception having large double glazed picture window to the front, the room large enough to accommodate both a living and dining area with feature fire surround and mantel with quarry tiled hearth, central heating radiator and coved ceiling.



BEDROOM 1

13'2" x 9' (4.01m x 2.74m)



A well proportioned double bedroom having aspect into the rear garden with central heating radiator, coved ceiling and double glazed window.

BEDROOM 2

9'11" x 8'11" (3.02m x 2.72m)



A further double bedroom having aspect into the rear garden with central heating radiator, coved, double glazed window and single French door.

BATHROOM

5'9" x 5'7" (1.75m x 1.70m)



Having a three piece white suite comprising panelled bath with chrome taps and further wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs, central heating radiator and double glazed window to the side.

EXTERIOR



The property occupies a pleasant position within this established development and occupying a reasonable sized plot for this style of home, set back behind an open plan frontage which is mainly laid to lawn with established borders. A driveway to the side provides off road car standing for several vehicles and, in turn, leads to the front door. A further timber courtesy gate gives access into a southerly facing rear garden which is relatively generous by modern standards being mainly laid to lawn with initial paved terrace and established borders with a range of shrubs, enclosed in the main by panelled and feather edge board fencing.



COUNCIL TAX BAND


Rushcliffe Borough Council - Band B


TENURE

Freehold

Floorplan to follow



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers